

**25 Reserve Road, Cranley, Qld 4350**

**Residential Land For Sale**

Friday, 12 April 2024



25 Reserve Road, Cranley, Qld 4350

Area: 659 m2

Type: Residential Land



Jacqui Walker  
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## Offers Over \$289,000

CAPTURING PANORAMIC NORTHERN VIEWS over beautiful Reserve Road in this heavenly high-point of Cranley known as 'The Summit', Harsha Kumarasinghe for The Jacqui Walker Sells Team invites you to BUILD THE HOME YOU WANT HERE on this ready-to-go vacant building allotment. FAST FLYOVER - SENSATIONAL SITE:- 659 square metre allotment- Development known as 'The Summit'- North orientation to Reserve Road- Ready-to-build- Site Classification E, report available- Panoramic VIEWS ... your senses will be delighted, and your days will be inspired! OPTIONS HERE::: You could start so, so soon- Quote available for a lovely single-level Home by G.J. Gardner- Currently construction quote is around \$439k, with comprehensive list of inclusions- Completion predicted 26 weeks from slab down::: Or BRING YOUR FAVOURITE DESIGN and your preferred Builder- Pursue your imagination- Get exactly WHAT YOU WANT IN THE AREA:- 200m to top of Cranley Escarpment walking tracks- 680m to Lyness Park- 2.2km to Wilsonton State High School- 2.7km to Fairview Heights Primary School- 3.1km to St Andrew's Hospital::: That's the largest hospital in SE Qld for Heart and Cancer treatment- 2.9km to Wilsonton Shopping Centre- 6.9km to Grand Central Shopping Centre / Toowoomba CBD YOUR DELIGHTED SENSES and inspired days will thank-you for choosing this READY-TO-BUILD Allotment, because the PANORAMIC VIEWS here in 'The Summit' are simply sensational. You'll also save time, because there's an OPTIONAL building workplan with detailed quotation, that's READY-TO-GO. FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now to answer your questions. Feel free to text, call or message us night and day. SEE NOW! \*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Anticipated General Rates and Charges: Approx \$930.00 net 1/2 yr for LAND ONLY- Anticipated Water Infrastructure Charge: \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 261 on Survey Plan SP329696- State School Zone: Fairview Heights Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.