

32 Allen Road, East Greenmount, Qld 4359



Residential Land For Sale

Tuesday, 21 May 2024

32 Allen Road, East Greenmount, Qld 4359

Area: 1 m2

Type: Residential Land



Matt Cleary
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Offers above \$400,000

Location:32 Allen Road, East Greenmount Bitumen road frontage, 400 metres east of the New England Highway.Services:3 Phase mains power is connected to property, only 2km to Emu Creek primary school, garbage service and mail service available. RPD:Lot 1 RP30154 and Lot 1 RP 44230Land Area:1.06 Hectares Improvements:Shed 12.9m x 20.13m approximately 260m² - set on reinforced concrete slab, steel pointed frame with web trusses, galvanised purlins, fully sheeted with colour bond sheeting. 3 Phase power connected with 3 x high voltage lights and power points, double front roller doors 3.6m plus 1 x rear roller door plus side sliding door 7m x 4.9m. Rear concrete pad and side aprons plus 2 x 5000 gallon poly tanks with pressure pump plus external power point.Fencing:New boundary fencing with stylish galvanised posts and 2 x galvanised rail front fence with recessed gate entrance and concrete culvert. Earthworks:Extensive work has been done preparing the site prior to construction of the shed, over 1000 tone of gravel onto the compacted driveway and under the shed foundations. The block now boasts a superb house site after extensive earthworks were completed with a laser bucket, by the owners, developing an elevated site adjacent to the shed. The site now boasts the best kikuyu lawn in the district.A water diviner has also selected a suitable site for a stock/domestic bore. Comments:• Ideal tradie/contractor block with the 'dream shed' • Extensive earthworks completed, ready for the new home • 2 minute walk to the local barista coffee, 2 minutes drive to the primary school and only 28 minutes to the city of Toowoomba.