

**434 Groomsville Road, Groomsville, Qld 4352**

**Sold Other**

Thursday, 12 October 2023

434 Groomsville Road, Groomsville, Qld 4352

Area: 150 m2

Type: Other



John Malone  
0428668639

## Contact agent

• 150.9 Freehold ha ( \*372.8 acres) overlooking Cooby Dam from the north. • With bitumen frontage, situated only 18 km north of Highfields and 28 km to the north of Toowoomba. • Subdivided into 4 main paddocks, fences are in good condition, principally timber post and barb construction. • Approx 44 acres in 2 paddocks has been previously cultivated with the balance grass and forest country. • Pastures include green panic and rhodes grass with kangaroo and bluegrass and other natives. • Dominant timber species includes Ironbark & Wattle, with some Grey Gum and Bloodwood. • Ergon Energy power line traverses the property. • A registered operating gravel pit. • The Property has remained in the one family, in excess of 60 years, and has not been offered for sale in that time. 'The Alps' auction presents the astute buyer the opportunity to acquire a unique parcel of land only a short drive from the regional City of Toowoomba. 'The Alps' boasts elevated views of Cooby Dam and the surrounding ranges from a number of potential building sites across the property. And with the neighboring regional towns of Goombungee, Crows Nest and Highfields, there are numerous access points to a full suite of services and utilities. This is a rare opportunity and not to be missed. Call to arrange an inspection. Nutrien Harcourts Virtual Online Auction, Friday 24th November 2023 at 11.00am AEST In order to receive the link for the Virtual Online Auction, you must register your interest with the Agent prior to auction day. All bidders MUST be registered by 5:00pm AEST Thursday 23rd November 2023. If you would like to register to bid or have any questions regarding our Virtual Online Auctions, please give us a call.