

# 5a Betty, Newtown, Qld 4350

## Residential Land For Sale

Wednesday, 12 June 2024

5a Betty, Newtown, Qld 4350

Area: 551 m2

Type: Residential Land



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**\$399,000+**

LOT 33 SP RP44270 Low Medium Density 15m frontage 36.64m setback FIRST HOME BUYERS. Take advantage of the \$30,000 first home owners grant and stamp duty concessions. Located in a prime position within one of Toowoomba's most progressive and sought-after locations and within 500m from Clifford Gardens Shopping Centre and between the University of Southern Qld (5.3km South) and Toowoomba Base Hospital (2.6km North) - the two largest employers in Toowoomba and 2.7km from Toowoomba's CBD. This fabulous site comes with 551m<sup>2</sup> near level allotment, offering an exceptional opportunity for prompt building commencement suitable for either single residence or two architecturally designed contemporary attached terraces on each allotment with two undercover carparks each. Subject to Council Approval. Toowoomba has a diverse and strong economy, offering a range of business, investments and employment opportunities. The Toowoomba region generated \$11.7 billion in Gross Regional Product in 2020/21 and supported an estimated 84,614 jobs.

- Near level vacant site - with new vacant CBD sites, availability at low levels, this ready to go site is sure to reward
- Zoned Low-Medium Density
- Council indicative support for dual occupancy for site with current architectural design allowing for two undercover carparks.
- Designed to maximise today's busy living standards and sales opportunity to ensure the project strikes at the highest demand segment of the market
- Fenced on 3 sides
- Water and sewerage connection points available
- Electricity available
- Storm water drainage on site
- Architectural plans available upon request