

**162 Morris Road, Gowrie Junction, Qld 4352**



**Acreage For Sale**

Saturday, 29 June 2024

162 Morris Road, Gowrie Junction, Qld 4352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 10 m2**

**Type: Acreage**



Myles Cosgrove  
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Lindsay Southwell  
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## Expressions of interest

162 MORRIS RD GOWRIE JUNCTION Well positioned in an area with huge future potential. The entire 10.117-hectare (approximately 25 acres) corner block is flood free in an outstanding area on Toowoomba's doorstep. With Boundary St having direct access to the Toowoomba bypass providing easy freeway access to Brisbane, the Gold and Sunshine Coasts as the Darling Downs and western areas. Ideal for those looking for space to spread out, maybe a home business, a place to have that pony or cattle. The opportunities are endless. This property is a rare find in today's market with an abundance of cleared space as well as great bushland to cater for the local birds and wildlife. The added bonus to this great acreage lifestyle is that you also get a lowset brick family home that consists of 4 bedrooms, 2-way bathroom, 2 living areas, an attached single lock up garage with internal access, room for a pergola and a 4-bay shed, open on one side. The gently sloping block is equipped with its own bore, with the existing home located towards the front of the block. If you are looking for wide open spaces for your family to ride horses/trail bikes, would love to develop a mini-farm or simply want a great place for your children and pets to enjoy, then you must inspect. With land of this size there are many opportunities to generate an income. The convenience offered by this rural block is complemented by the fact that you are only a short distance from all the Toowoomba CBD and city living. Approximately 10 minutes' drive to the rapidly expanding Wilsonton Shopping Centre with tenancies including Coles, Woolworths, KFC, McDonalds, restaurants, medical, hairdressers, bakery, and gym facilities. A 15 minutes' drive will have you in the heart of the Toowoomba CBD while the new Toowoomba Base hospital is only 5 minutes away. The rate of growth locally will see the amount of nearby facilities grow substantially in coming years and with them the opportunities for this block are endless. Do not miss out on this outstanding opportunity.