

# Lot 1, 0 Tummaville Road, Leyburn, Qld 4365

## Residential Land For Sale

Tuesday, 21 May 2024

Lot 1, 0 Tummaville Road, Leyburn, Qld 4365

Area: 9738 m2

Type: Residential Land



Ian Brady

**\$155,000**

Lot 1,2 & 3, 0 Tummaville Road are located in Leyburn township, approximately 1 hour from Toowoomba and 45min from Warwick. • Elevated outlook, views over existing grape vines and Canal Creek • Bitumen road frontage on two sides • Fenced on South and West boundary • Lot 3 is fenced on North boundary • Unequipped bore on Lot 1 to a depth of 60m • Unequipped bore on Lot 2 to a depth of 125m • Equipped bore on Lot 3 to a depth of 47m with an electric submersible pump • Power near by to make connection to a new home build easy. • Lot 3 has power connected already with its own property pole • Lot 1 = \$135,000 • Lot 2 = \$135,000 • Lot 3 = \$155,000 • Semi permanent water in Canal Creek. • Good home sites near top of rise. Vendors thoughts. • GST is applicable on all blocks given that this land has been registered as a farming enterprise. • By taking out the top 15 or 20 grape vines in each row this will make a huge difference, if they are horse or animal people they may want to take out one entire lot and fence. Lots of different scenarios: one house to live in, 2 cottages for AirBnb or extended family. Very pretty outlook and a nice part of town.