

# Lot 1-3, 36 Burns Street, Fernvale, Qld 4306

## Residential Land For Sale

Friday, 19 April 2024

Lot 1-3, 36 Burns Street, Fernvale, Qld 4306

Area: 440 m2

Type: Residential Land



Hannah MacPherson

**\$375,000**

Introducing FERNVALE's COMMERCIAL CENTRE in Fernvale's beating heart; tailor-made and zoned for retail, medical, or professional enterprises. This prime level real estate is located along the Brisbane Valley Highway, guaranteeing peak visibility with 63,000 weekly passersby. Fernvale has an unprecedented growth rate with approximately 2290 new residential lots recently approved. Situated between Ipswich and Toowoomba on the Brisbane Valley Highway, Opposite Fernvale Village Shopping Centre. Anchored by Woolworths and offering specialty shops such as Cellarbrations, The Reject Shop, Subway and Priceline Pharmacy. Zoning - Commercial Pre-approved Commercial Uses - Medical, Retail and Professional. There are 3 Lots on offer. These can be bought together or separately: Lot 1 is 505m<sup>2</sup> - 13.39m<sup>2</sup> Frontage \$389 000 Lot 2 is 471m<sup>2</sup> - 13.38m<sup>2</sup> Frontage \$385 000 Lot 3 is 440m<sup>2</sup> - 13.465m<sup>2</sup> Frontage \$375 000 Call now to secure your stake in Fernvale's historical rise in economic growth! Prices increasing quickly, don't wait!