

# LOT 2 Tallegalla Road, Minden, Qld 4311

BOETTCHERS

## Residential Land For Sale

Wednesday, 17 April 2024

LOT 2 Tallegalla Road, Minden, Qld 4311

Area: 72 m2

Type: Residential Land



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**\$950,000.00**

An exceptional parcel of land has recently become available in Minden, boasting prime conditions for various endeavours. With year-round access to forage, running creek and spring fed dam. This property presents an ideal opportunity for grazing cattle or horses. Moreover, its strategic location makes it perfect for either further subdivision (subject to council approval) or the construction of your dream home. Situated in a prime area, this block offers excellent potential for development or residential purposes. With the possibility of obtaining approval for direct access to the Warrego Highway, the opportunities are endless. The block is fully fenced with rural fencing. The elevated section of the block has beautiful valley views back to Toowoomba. Further passive Income potential with Signage ( subject to appropriate approvals) for Warrego highway. Power and Water available from Roadside. Conveniently located close to the highway, this block is just a 25-minute drive from Ipswich CBD or a mere 50 minutes drive either to Brisbane or Toowoomba CBD\* making it easily accessible for various needs and ventures.\*Approximate Important Note: All representations made by the agent are indicative only and build applications are subject to approval for the local authority. Disclaimer: All information provided is correct to the best of our ability. While we strive to ensure accuracy, we do recommend that any interested parties verify details independently before making any decisions.