

3 Catherine Circuit, Middle Ridge, Qld 4350

ecology

Residential Land For Sale

Wednesday, 10 July 2024

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Area: 627 m²

Type: Residential Land

Price Guide Above \$489,000

ALLOTMENT:Privately set within a small circuit of designer homes, with elevated characteristics, and north-eastern aspects; this 627m² allotment provides an attractive foundation to create your dream home in a sort after location. A street frontage of approximately 19.0m, a generous depth of approximately 33.0m + a north-easterly aspect, support construction of your tailor-made home, while site specific construction plans are available (upon request). Surrounded by prominent homes, either complete, under construction, and some which have sold recently; you can buy with confidence, knowing that your investment will be in good company. New 1.8m privacy timber fencing has been installed along the northern boundary, to match the existing fencing along the southern side. **LOCATION:**Renowned for its quality-built homes and quiet cul-de-sacs; Middle Ridge is a highly desired suburb for families and investors, with close proximity to an array of conveniences and recreational amenities. It's a three-minute drive to Highlands Christian College; the location is within the catchment zone for Middle Ridge State School (three-minute drive) and Centenary Heights State High School (seven-minute drive). At the end of Catherine Circuit is Menzies Street Park, where you will find a playground, BBQ area, basketball half-court, and cycling track; Middle Ridge Park and the Toowoomba Golf Club Middle Ridge are also within easy reach. There are numerous shopping centres, churches, parklands & other sporting grounds within close reach, as well as Kingfisher Cafe at The Springs Garden World (a five-minute drive).**Extra features...**NBN - Planned Technology (Fibre to the Premises)Full Toowoomba Regional Council services including mains water & sewerage available**Site Specific Construction Plans Available (Upon Request)****Disclaimer:** Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.