

# 34 Rutherford Road, Withcott, Qld 4352

## Sold Residential Land

Thursday, 16 May 2024

HUGO ALEXANDER  
PROPERTY GROUP

34 Rutherford Road, Withcott, Qld 4352

Area: 25 m2

Type: Residential Land



Harry Imam  
0403180092

## Contact agent

Harry Imam and Hugo Alexander are pleased to present 34 Rutherford Road, Withcott. This approved subdivision for 6 acreage lots is available to purchase. The developer is at capacity with current projects and is seeking to divest to a serious party whether a property developer looking for a lucrative build or a family seeking a large estate for lifestyle and comfort. Set in a serene suburban setting, this expansive plot of land is ideal for an expansive home, swimming pool, tennis court, a large shed for your extra activities and all the space for a large family. You'll love the abundant choice of parklands, natural reserves and creeks and watering holes in the area. The land is flat, stable with views to the ranges beyond.

Contact agent - Harry Imam 0403 180 092 - [harry@hugoalexander.com.au](mailto:harry@hugoalexander.com.au)

Site Parameters Lot 8 SP207 4292.565 Hectares = 25,650m<sup>2</sup>

Withcott is a rural town in the Lockyer valley bordered to the north by bushland reserve, to the west by Jubilee park, to the south by Meewah table top mountain, and to the East by Gatton Creek and Rocky creek. It is easily accessed by the Warrego Highway and Toowoomba Connection Road.

Parks: Springbrook park, Merrfields park, Withcott park reserve, Jubilee park, Redwood park.

Schools: Withcott state school, Employment hubs: Toowoomba city centre, Toowoomba Hospital, retail zone on Toowoomba connection road, Bunnings West Toowoomba, University of South Queensland (UniSQ)

Creeks: Six Mile creek, Rocky creek, Little Oak Creek, Gatton Creek, Neighbouring suburbs: Toowoomba, Rangeville, Blanchview, Lockyer, Ballard, Springs Bluff, Postmans Ridge - 11 km to the centre of Toowoomba - 100m to local playground and parklands - Only 8 mins (Approx) drive to the Toowoomba Range Shopping Centre - Catchment area for Centenary Heights High School - Walking distance to local state school and bus interchange

Price guide: \$1,000,000

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