

# Prime Development Opportunity, Drayton / Toowoomba Qld.



**23 Brisbane Street, Drayton**

**Price Reduced to Offers Over \$700,000**

## Property Highlights:

- ✓ Size: 1,543m<sup>2</sup> corner block with vast potential.
- ✓ Location: Within walking distance of Drayton school, pub, and Woolies.
- ✓ Proximity: Just a few minutes drive to the esteemed Toowoomba University.
- ✓ Home Features: A charming three-bedroom residence with a spacious lounge and air-conditioning.

**LION**   
LAND MARKETING

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# Prime Development Opportunity, Drayton / Toowoomba Qld.

## Prime development opportunity located in Toowoomba's next hot spot!

Here are the key points you need to know:

1. **Development Potential:** This property presents a rare chance to create a visionary project in a strategic location. The generous land size and proximity to educational institutions make it an ideal canvas for residential, commercial, or mixed-use development.
2. **Holding Income:** While you finalize your development plans, the classic character home offers a reliable holding income, providing financial stability during the development process.
3. **Endless Possibilities:** With ample space available, you have the opportunity to craft a landmark destination that meets the demands of modern living and leaves a lasting impact on the community.
4. **Thriving Community:** Positioned near essential amenities and surrounded by a vibrant community, the property promises remarkable growth potential, ensuring a successful investment for years to come.

Act swiftly to secure your future and capitalize on this extraordinary opportunity in Toowoomba. We look forward to assisting you in making this landmark investment yours!





# LION LAND MARKETING

**LION**  
LAND MARKETING



**Klaus Ferck**

The Trusted Name In Property For Over 30 Years

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**Please contact Renee Black**

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## Tiresa Divitini Conveyancing Services

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The fees for a purchase are \$880.00. I offer Lion Realty clients a discount of \$75.00, bringing it down to only \$805.00 plus disbursements and searches,

I service the whole of the Brisbane area. I am happy to help clients after hours and on week-ends.

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