



**BENNETT-BENNETT**  
SHERPA

**Site Plan**

**Lot Details:**

Lot No.	Area (m <sup>2</sup> )	Status
31	4769	For Sale
33	5689	Under Contract
53	6431	Under Contract

**Notes:**

- 1. All lots are zoned Low Impact Industry (LI1).
- 2. All lots are currently vacant.
- 3. All lots are currently unoccupied.
- 4. All lots are currently unimproved.
- 5. All lots are currently unenclosed.
- 6. All lots are currently unsealed.
- 7. All lots are currently unexcavated.
- 8. All lots are currently unexcavated.
- 9. All lots are currently unexcavated.
- 10. All lots are currently unexcavated.

**Plan of Proposed Lots 31, 33 & 53**  
Consolidated to a single lot and  
Add Proposed Easements A & B  
and Proposed to be Excavated

**Scale:** 1:1000

## Lot 31/58- 62 Mather Street, Garbutt QLD 4814

### Main Road Development opportunity

This high profile site enjoys a commanding position on the corner of Woolcock Street at the northern gateway to Townsville's main industrial precinct with 3 street frontage.

- Approvals now in place for the sale of Individual lots.
- Lot 31, Corner Lot, 4769m?<sup>\*</sup> For Sale \$1,000,000 plus GST
- Lot 33, Middle Lot, 5,689m?<sup>\*</sup> currently Under Contract
- Lot 53, Back Lot, 6,431m?<sup>\*</sup> currently Under Contract
- Low Impact Industry Zoning

Contact Ray White Commercial on 4726 7888 for more information

\* Approximately

Development  
FOR SALE  
\$1,000,000

**Graeme Russell**  
0448410067  
graeme.russell@raywhite.com

**Troy Townsend**  
0407213887  
troy.townsend@raywhite.com