



38 Tomkins Street Cluden

A very unique find - 1088 m2 vacant land with stables (boxes)

With most properties suitable for racehorses being of an older vintage, this rare find, a 1088 m2 allotment with a set of boxes offers an owner the potential to design and build their own home to a bespoke plan.

Located close to Cluden Racecourse, and only minutes from Fairfield Waters.

THE PROPERTY

- Vacant land 1088 m2
- Stables/boxes
- Level block
- Plan attached

THE LOCATION

- Moments to the Fairfield Shopping precinct, restaurants, retail, and variety stores
- Close to the CBD and shopping precincts
- Close to quality junior and senior schools
- Great Ring Road access to James Cook University and The Townsville General Hospital

\$230,000 Negotiable

Type: Land
Land: 1088 m2



PM	ORIGIN	BEARING	DIST	NO	TYPE
6-OPM	15242948	140°46'30"	0.04	12866	Standard Bolt & Washer
7-OPM	SP172366	290°49'55"	5.86	13576	

STN	TD	ORIGIN	BEARING	DIST	M&C
1	OPM	15242948	230°41'	1.009	M&C
2	OPM	15242948	50°49'	1.006	M&C
2	O.Screw in Kb	15242948	42°26'	6.35	M&C
3	O.Screw in Kb Fd	1573049	30°35'	6.37	M&C
3	OPM	1573049	320°11'	1.016	M&C
3	Bolt in Kb Fd	AP865837	234°05'	5.894	M&C
10	OPM	AP865837	306°44'	0.06	M&C
11	OPM	AP865838	85°50'	0.01	M&C
11	Nail in Conc	SP172366	87°45'	4.475	M&C
12	O.Screw in Kb	SP172366	44°51'	6.015	M&C
13	Bolt in Bit		53°32'	6.5	M&C
14	Bolt in Bit		35°38'30"	6.723	M&C
15	Bolt in Bit		23°02'3"	6.86	M&C
16	Nail in Conc		181°52'	7.915	M&C

I, Geoffrey Lynn HANSEN, hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/07/2023.

Geoffrey Lynn Hansen
Date: 14/07/2023 Cadastral Surveyor

Plan of Lots 11 & 12

Cancelling Lot 1 on RP726634

LOCAL TOWNSVILLE
GOVERNMENT: CITY COUNCIL LOCALITY: CLUDEN

Meridian: MGA, Zone 55, Vide IS242948

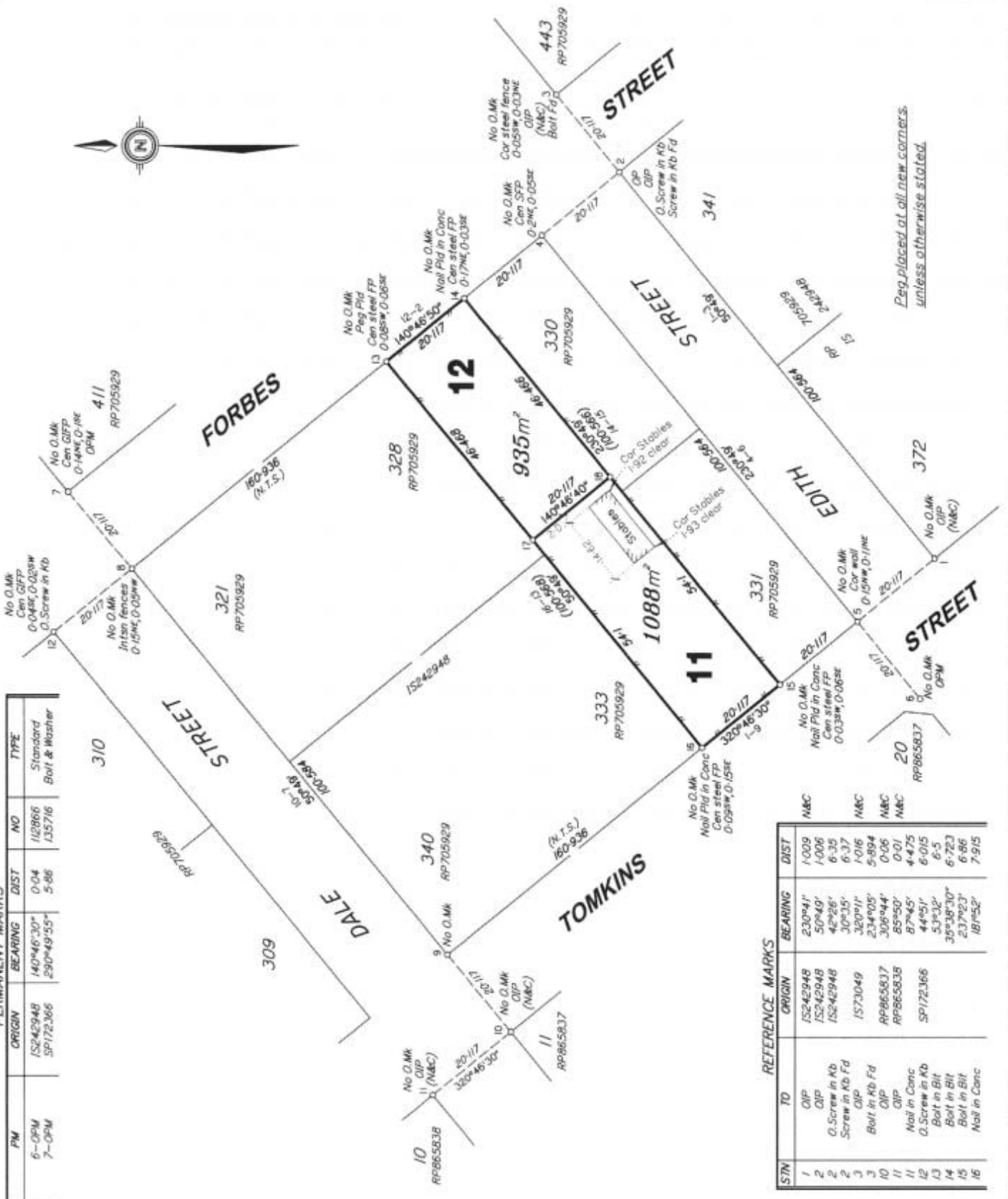
Survey Records: No

Scale: 1:750

Format: STANDARD



SP339979



Peg placed at all new corners unless otherwise stated.