

ONLINE AUCTION

**19 Sawmill Lane
Toogoolawah QLD 4313**

**SUNSHINE
COAST**

**INDUSTRY
ZONED LAND**

ESK 15 MINS

BRISBANE

Kerry Armstrong
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karmstrong@ljhc.com.au

John Willis
0402 320 976

john.willis@ljhbrisbane.com.au

**LJ Hooker
Commercial**

Information Memorandum

PROPERTY DETAILS

PROPERTY ADDRESS:	19 Sawmill Lane, Toogoolawah QLD 4313
LAND SIZE:	49,612sqm
ZONING:	Industry
LOT 1:	SP214591 2.48ha
LOT 2:	SP214591 2ha
LOT 3.:	SP181804 4,812sqm
AUCTION:	Grays Online. Opens 9am Tuesday 31 August & Closes 5pm Thursday 2 September https://www.grays.com/lot/0001-7032751



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AGENTS

■ KERRY ARMSTRONG



Director - Sales & Leasing

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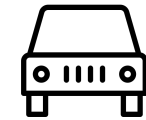
TOOGOOLAWAH

The land falls within the urban foot print and has great subdivision potential for a town starved of industrial land. The sealed bitumen road has excellent access to the Brisbane Valley Highway.

Great location close to town and located 250m from the Brisbane Valley Highway via Sawmill Lane which is a bitumen sealed road, 80 minutes to Brisbane, 70 minutes to Toowoomba and 60 minutes to Caboolture.



70MINS
to Toowoomba



250M
to Brisbane Valley Highway



1HR 34MINS
to Brisbane Airport



80MINS
to Brisbane CBD

PROPERTY DESCRIPTION

DECEASED ESTATE, THIS WILL BE SOLD

Development opportunity with large land holding over 3 x Lots.

Lot 1: 2.48ha with 65m road frontage to Sawmill Lane

The block is relatively flat and food free with 3 timber framed sheds. Three phase power, town water and sewer is connected.

Lot 2: 2ha with 65m road frontage to Sawmill Lane

The block is relatively flat and flood free and is vacant. Three phase power and sewer is available and town water is connected.

Lot 3: 4,812sqm with 61m road frontage to Sawmill Lane.

The block is relatively flat, flood free and fenced with a double story 3 bedroom semi modern home.

This two storey home located on a massive block has fenced yards, multiple living spaces and the potential for multiple uses.

Features include:

- * 3 bedrooms + office
- * 2 bathrooms
- * Multiple living areas + private bar/rumpus area
- * Single car garage with additional carport
- * Large water tank, storage shed and horse stable
- * Town water, power and sewer connected
- * Currently leased on periodical lease can be sold with vacant possession



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TRANSFORMER & SEWERAGE MANHOLE ONSITE



INDUSTRIAL BUILDINGS - TOOGOOLAWAH





Somerset REGIONAL COUNCIL

RATE NOTICE

7 Radson Street
Somerset
QLD 4313

FOR THE PERIOD
01-01-2021 to 30-06-2021

PAYMENT REFERENCE: 10038891
ASSESSMENT NUMBER: 02272-2000-00
DATE OF ISSUE: 23-02-2021
06-04-2021
\$250,000.00
30/06/2021

Property Address SAWMILL LANE, TOOGOOLOOWAH QLD 4313
Property Description L1-2 SP214591



000
1007038
RL14877

DESCRIPTION

Interest added this period
General Rates
Differential Rate Category 4 - Commercial/
SES (\$14) / Enviro (\$10) Levies
State Govt Emerg Mngt Levy 4 D
State Govt Emerg Mngt Levy 1 D
TOTAL RATES and CHARGES
Discount from this notice if paid by 06-04-2021
NET PAYABLE IF PAID BY 06-04-2021

100 183-48413

DESCRIPTION	RATE/CHARGE	AMOUNT
Interest added this period		\$12.00
General Rates		\$813.50
Differential Rate Category 4 - Commercial/ SES (\$14) / Enviro (\$10) Levies		\$24.00
State Govt Emerg Mngt Levy 4 D		\$274.60
State Govt Emerg Mngt Levy 1 D		\$13.70
TOTAL RATES and CHARGES		\$1,138.40
Discount from this notice if paid by 06-04-2021		-\$122.03
NET PAYABLE IF PAID BY 06-04-2021		\$1,016.43

DISCOUNT WILL BE ALLOWED IF YOUR PAYMENT IS RECEIVED ON OR BEFORE THE DUE DATE

PLEASE RETURN THIS PORTION IF PAYING BY MAIL - SEE REVERSE FOR OTHER METHODS OF PAYMENT

Pay by: 06-04-2021 Net Amount Payable: \$1,016.43



*2482 10038891

Pay via mobile at Australia Post, online at assess.com.au/registration or at a touch 'n' go app

Pay by BPAY®

Billid code: 494401

Payment Reference Number: 1003 8891

Scan the department's internet or phone banking BPAY Viewlink - view and pay this bill using internet banking. BPAY View Registration No: 1003 8891



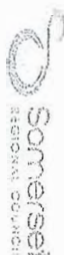
Internet: www.somerset.qld.gov.au
See reverse for details.

Reference Number: 1003 8891

General Dry Waste Voucher



General Dry Waste Voucher



Please present voucher to transfer station operator on arrival for verification.

This voucher can be used for the disposal of 0.5m³ or small load of general waste or non-chippable green waste.

Please present voucher to transfer station operator on arrival for verification.

This voucher can be used for the disposal of 0.5m³ or small load of general waste or non-chippable green waste.

Refer to Conditions Overleaf

Refer to Conditions Overleaf

LJ Hooker Commercial Brisbane

Information Memorandum

All information contained herein is gathered from relevant third party sources. We cannot guarantee the accuracy or reliability of the information provided. Interested parties must rely on their own enquiries. Read more at <http://about.ljhooker.com.au/disclaimer>



Somerset
REGIONAL COUNCIL

RATE NOTICE

PO Box 117, Esk QLD 4312
2 Redbank Street, Esk QLD 4312
Phone (07) 5424 4000
Email mail@somerset.qld.gov.au
ABN 50 13 958 249

FOR THE PERIOD

01-01-2021 to 30-06-2021

PAYMENT REFERENCE: 10 34369
ASSESSMENT NUMBER: 02272-90010-0-09
DATE OF ISSUE: 23-02-2021
DUE DATE: 06-01-2021
VALUATION: \$79,000.00
VALUATION DATE: 30/03/2019

040
1004962
R.L.10299

Property Address 19 SAWMILL LANE, TOOGOO LAWAH QLD 4313
Property Description L 3 SP181804

DESCRIPTION	UNITS	RATE/CHARGE	AMOUNT
Interest added this period			\$4.79
General Rates (Minimum Charge)	79000	\$0.0059385	\$713.80
Differential Rate Category 1 - Other uses - <\$500,001			
Garbage	1	\$162.10	\$162.10
SES (\$14) / Enviro (\$10) Levies	1	\$24.00	\$24.00
State Govt Emerg Mngt Levy 2 D	1	\$55.30	\$55.30
TOTAL RATES and CHARGES			\$959.79
Discount from this notice if paid by 06-04-2021			-\$131.35
NET PAYABLE IF PAID BY 06-04-2021			\$828.44

DISCOUNT WILL BE ALLOWED IF YOUR PAYMENT IS RECEIVED ON OR BEFORE THE DUE DATE

PLEASE RETURN THIS PORTION IF PAYING BY MAIL - SEE REVERSE FOR OTHER METHODS OF PAYMENT

Pay by: 06-04-2021 Net Amount Payable: \$828.44



*2482 10134369

Pay In-store at Australia Post, online at auspost.com.au/postbillpay or via AusPost app



Pay by Phone (MasterCard or Visa)
Telephone: 13 18 16
Billpay Code: 2482
Reference Number: 1013 4369



Pay by BPAY®
Billcode: 494401
Payment Reference Number: 1013 4369

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1013 4369



Internet: www.somerset.qld.gov.au
See reverse for details.
Reference Number: 1013 4369

General Dry Waste Voucher



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Refer to Conditions Overleaf

VALID UNTIL MARCH 2022

General Dry Waste Voucher



Please present voucher to transfer station operator on arrival for verification.

This voucher can be used for the disposal of 0.5m³ or small load of general waste or non-chippable green waste.

Refer to Conditions Overleaf

VALID UNTIL MARCH 2022



LJ Hooker Commercial Brisbane

RATES. LOT 3



Department of Resources
ABN 59 020 847 551

Title Reference: 50723603

Search Date: 11/06/2021 09:21

Date Title Created: 06/06/2008

Request No: 37514386

Previous Title: 11093072, 50596821

ESTATE AND LAND

Estate In Fee Simple

LOT 1 SURVEY PLAN 214591

Local Government: SOMERSET

REGISTERED OWNER

INTEREST

Dealing No: 720679280 25/03/2021

KEVIN DAVID GRAHAM WERNER

151/800

DEBRAH LEIGH NISBET

151/800

KIM LYNETTE JENSEN

347/800

JOANNE RUTH YATES

151/800

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 11102236 (POR 133A)
2. EASEMENT IN GROSS No 711690405 02/06/2008 at 10:53 burdening the land SOMERSET REGIONAL COUNCIL over EASEMENT A ON SP214591

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of Resources
ABN 59 020 847 551

Title Reference: 60723604

Search Date: 15/06/2021 09:45

Date Title Created: 06/06/2008

Request No: 37545576

Previous Title: 11693072, 50596821

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 214591

Local Government: SOMERSET

REGISTERED OWNER

INTEREST

Dealing No: 720679280 25/03/2021

KEVIN DAVID GRAHAM WERNER

151/800

DEBRAH LEIGH NISHLET

151/800

KIM LYNETTE JENSEN

347/800

JOANNE RUTH YATES

151/800

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2. EASEMENT IN GROSS No 711690407 02/06/2008 at 10:54 burdening the land SOMERSET REGIONAL COUNCIL over EASEMENT B ON SP214591

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of Resources
ABN 59 020 847 551

Title Reference: 505966820

Search Date: 11/06/2021 09:11

Date Title Created: 22/02/2006

Request No: 37514181

Previous Title: 50279018

ESTATE AND LAND

Estate In Fee Simple

LOT 3 SURVEY PLAN 181804

Local Government: SOMERSET

REGISTERED OWNER

INTEREST

Dealing No: 720679283 25/03/2021

KIM LYNETTE JENSEN
DEBRAH LEIGH NISBET
KEVIN DAVID GRAHAM WERNER
JOANNE RUTH YATES

1/4
1/4
1/4
1/4

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

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Deed of Grant No. 11102236 (POR 133A)

ADMINISTRATIVE ADVICES

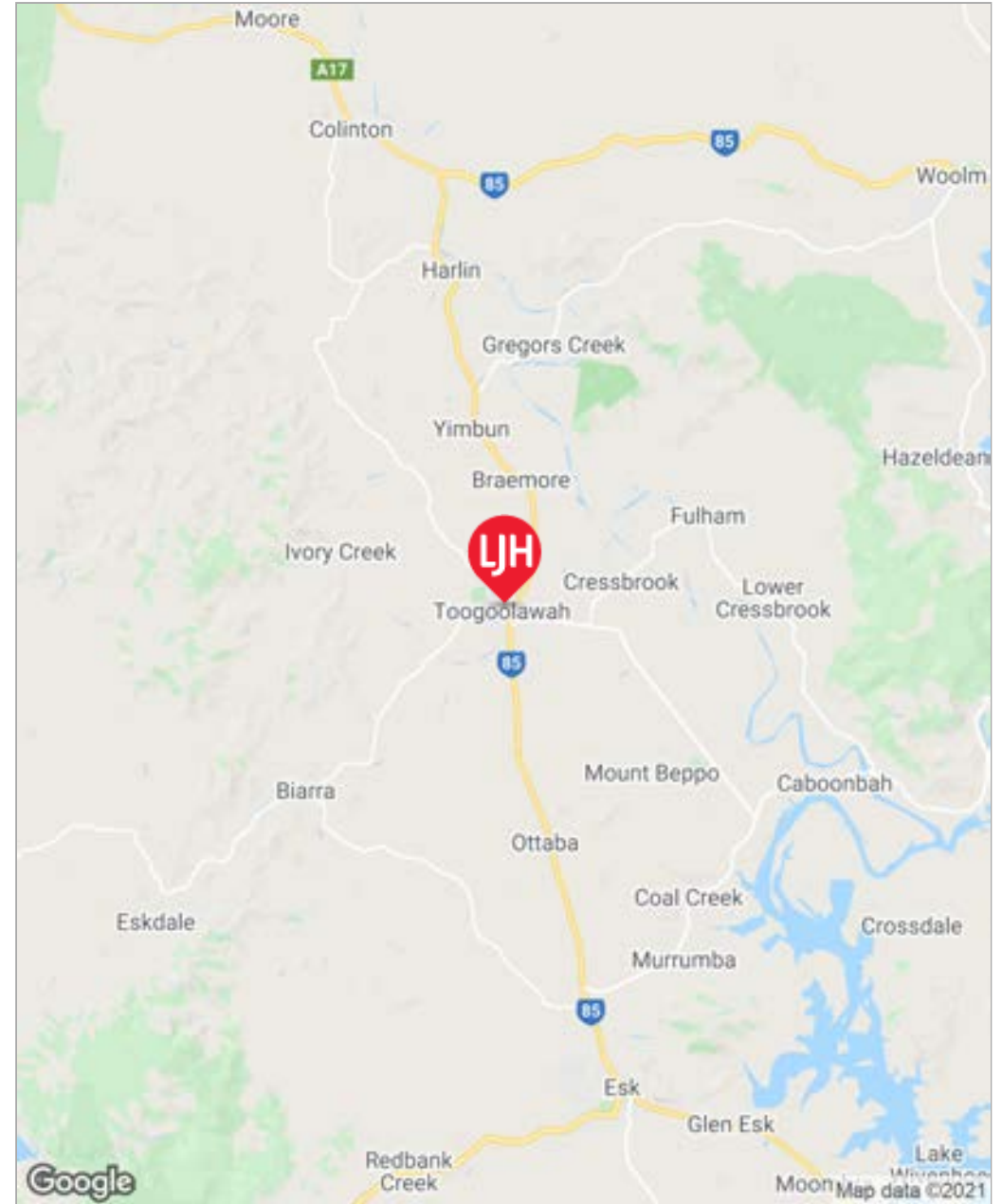
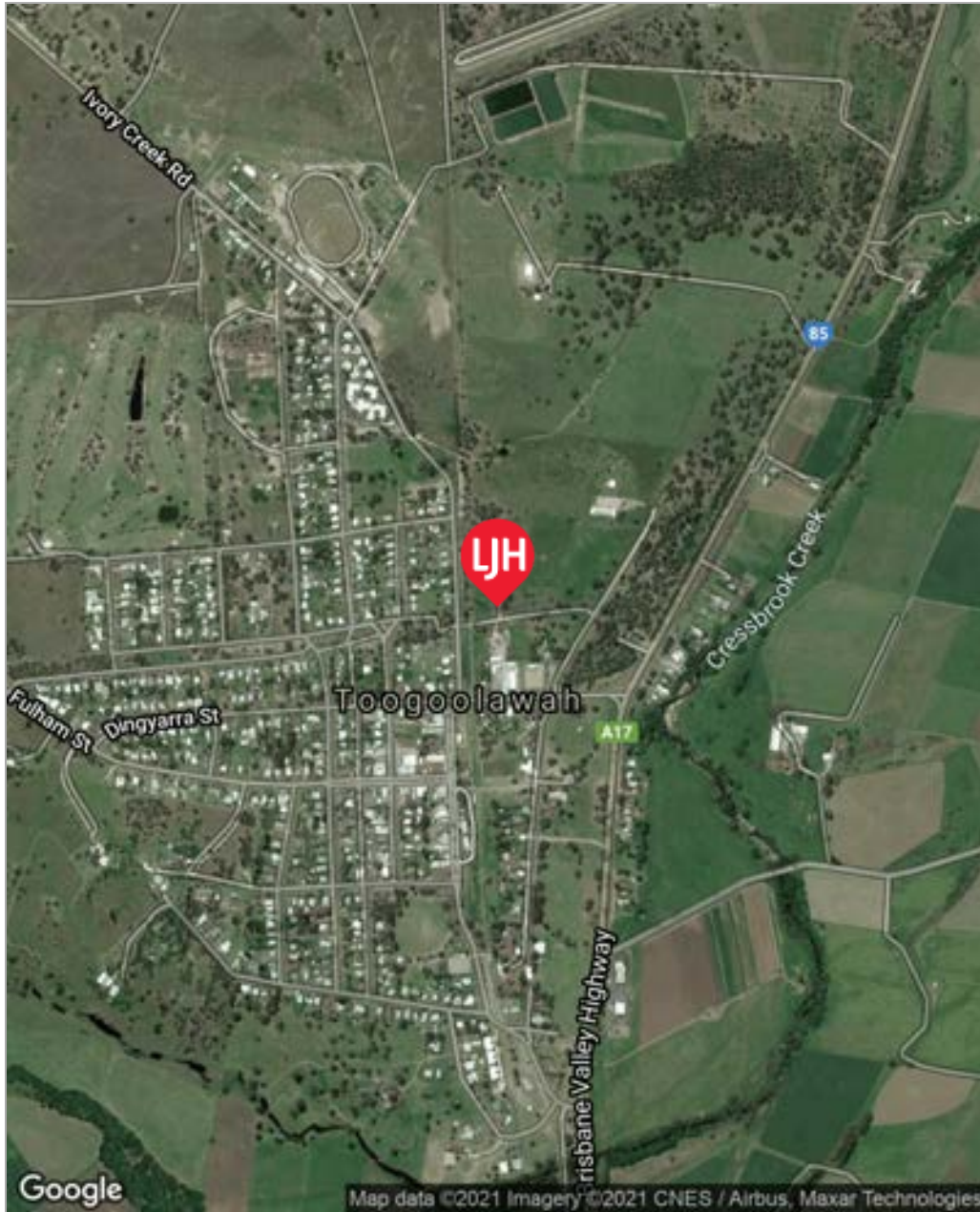
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UNREGISTERED DEALINGS

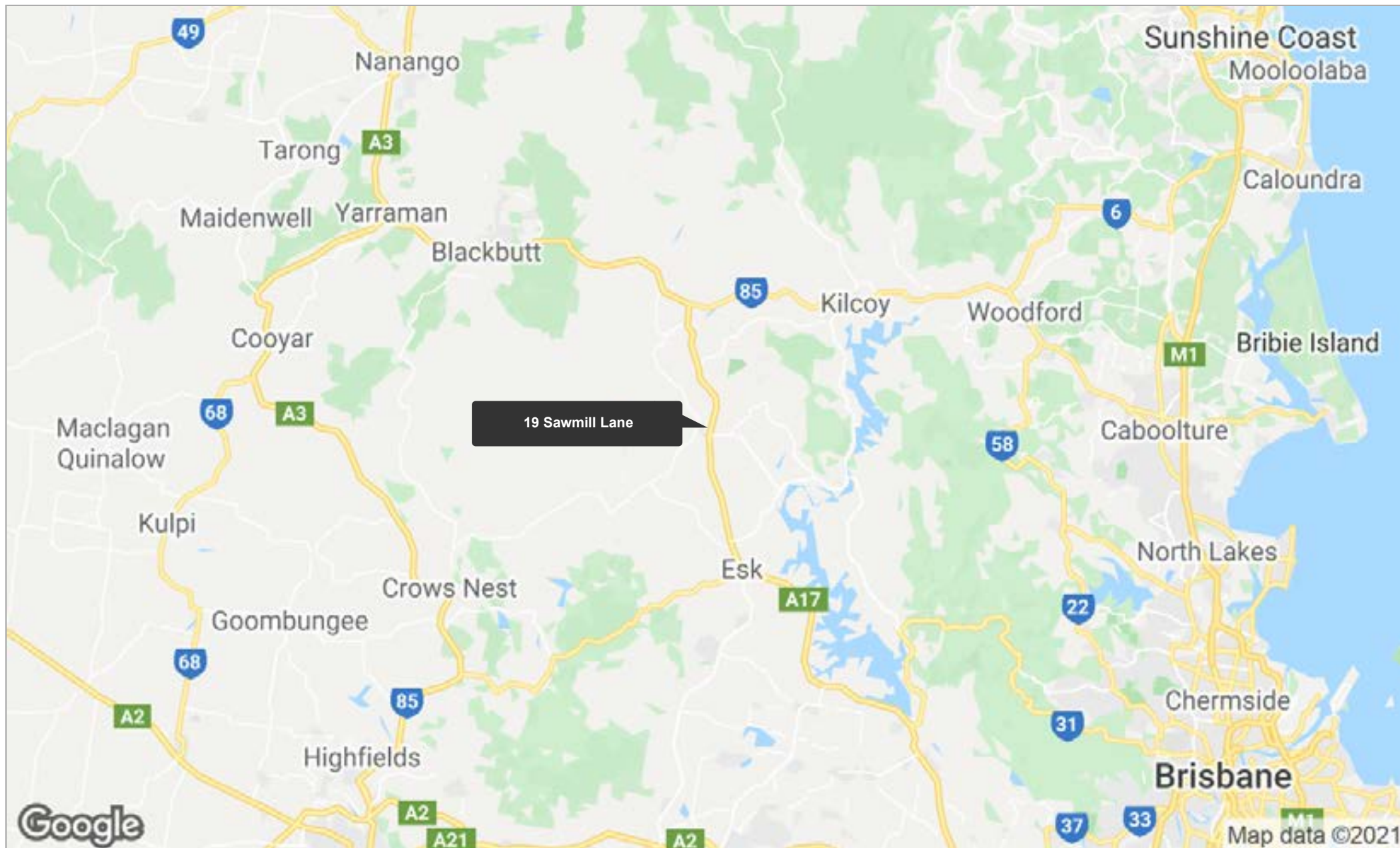
NIL

** End of Current Title Search **

19 SAWMILL LANE



19 SAWMILL LANE



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Commercial

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Partner with Australia's most iconic real estate brand.



Brisbane
6/3370 Pacific Highway
SPRINGWOOD, QLD 4127

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