



Information Memorandum

VINE'S ESTATE

101 Colbar Street, Pittsworth QLD 4356

The Land Man Team

Brad Lipp and his Team are proud to present a majority of the Toowoomba and Regions' land estates to the market. The Land Man Team have successfully marketed and sold 1,300 lots within the Toowoomba region over the past 6 years, reinforcing our understanding of the area whilst achieving the results you need.

When you partner with the Land Man Team, you also partner with Colliers Toowoomba and our Corporate networks the combined Real Estate experience, relationships and processes are drawn upon to develop and implement a strategic sales plan to best represent our clients Estate.

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"Enjoy the difference"

Executive Summary

Land Subdivision:

Vines Estate, Pittsworth, 4356

Method of Sale:

Exclusive, as per advertised price list

Features:

- The best valued residential land in Pittsworth or Toowoomba
- Rare large size lots with big backyard space
- Fully serviced lots
- Next to Pittsworth Sports Park
- 15 minutes drive to Wellcamp, Toowoomba Trade Gateway and West Toowoomba
- 34 minutes to Toowoomba CBD

Registration:

Middle of 2024



Developer

Dallas Hunter

Dallas has over 44 years of experience in the property industry and was University qualified in property in the 1970s. He is an avid private property investor and developer.

Dallas started his career as a property valuer working in property finance. For over 15 years he managed a large property portfolio of commercial, industrial, and residential as well as development properties for a large family-owned construction company.

He has extensive experience in property investment, feasibility, and development.

The Vision

The final stages of this long-established premier estate are now selling!

35 new lots will be available in the final stages of the Vines Estate.

12 Lots are available now in Stage 1.

Allotments range in size from 800m² to 1318m².

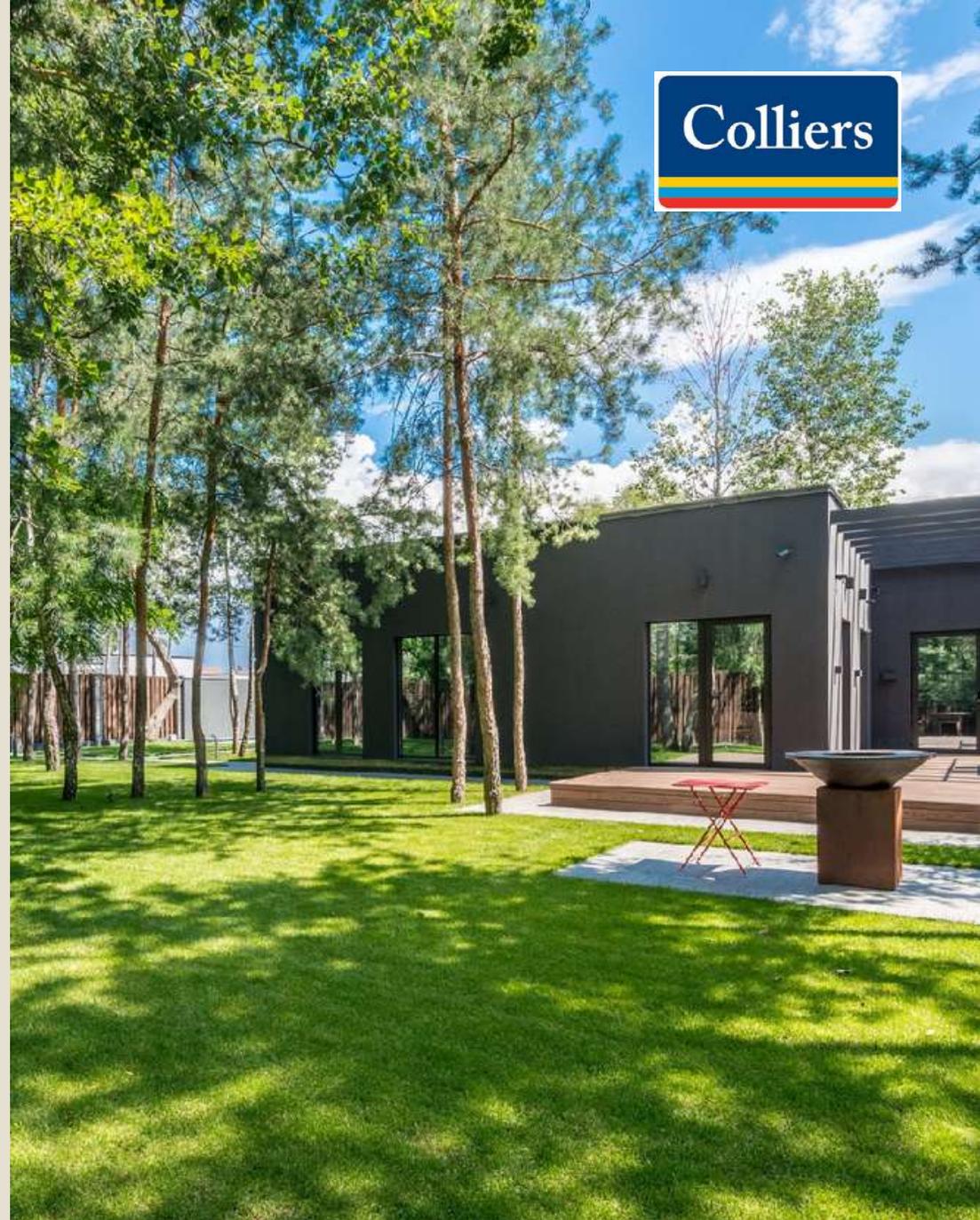
This is your chance to secure a residential lot with a backyard and room for a shed – within easy commuting distance to Toowoomba and the new Boeing and Virgin jobs being created at Wellcamp.

The Pittsworth Sports Ground and Club Pittsworth are located right next door.

Plenty of room for your children to play sport and ride bikes.

Two minutes to Pittsworth Pioneer Village.

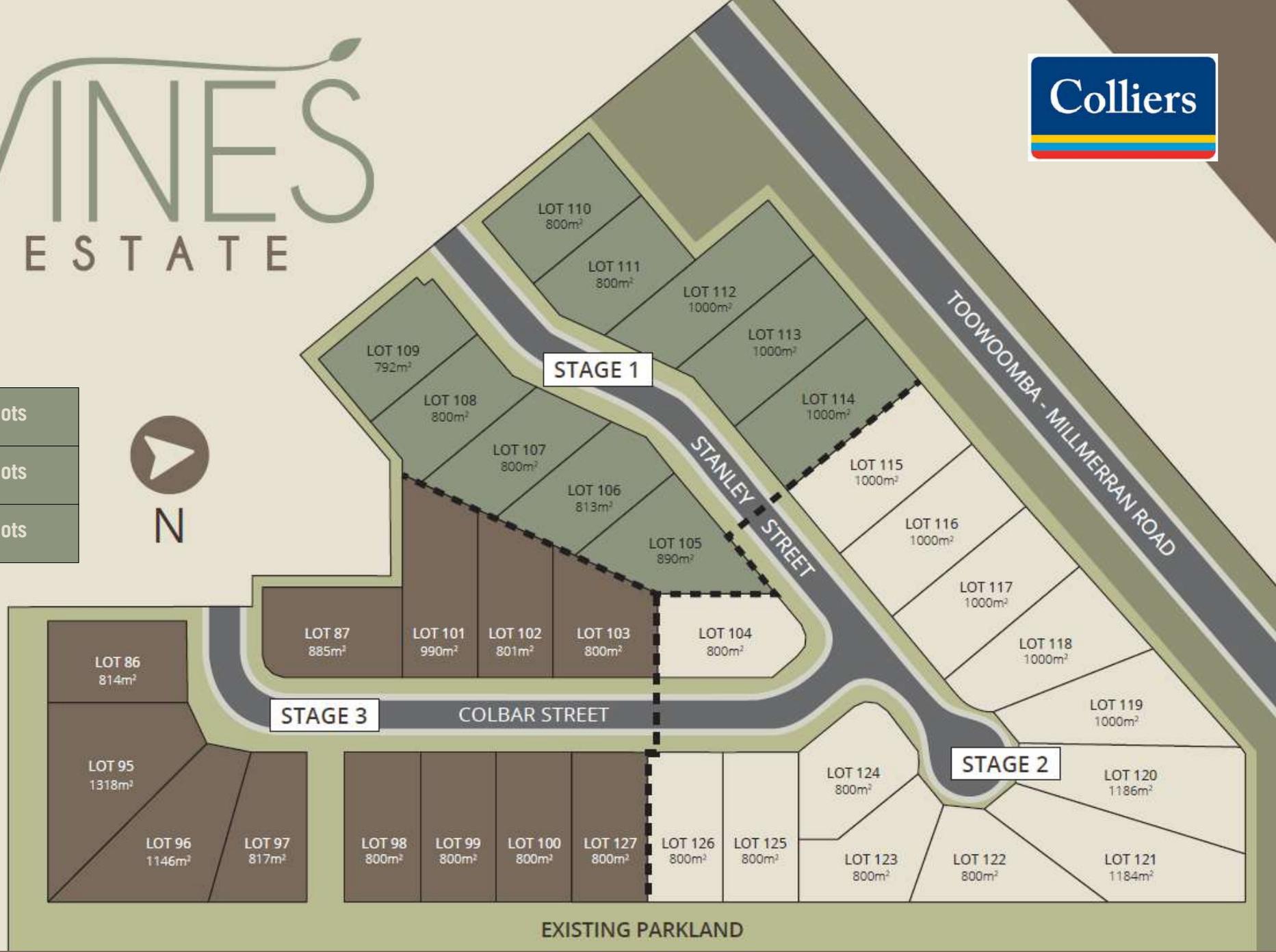
Four minutes to shops and schools.



VINES ESTATE



- Stage 1 – 10 lots
- Stage 2 – 13 lots
- Stage 3 – 12 lots



EXISTING PARKLAND

Key Points



35 Minute Drive to
Toowoomba CBD



4 Minute Drive to
Pittsworth's CBD



4-minute drive to
schools, both primary
and secondary!



Located beside
neighboring Parkland
and sporting facilities

Property Overview

Address

101 Colbar Street, Pittsworth QLD 4356

Title Reference

Freehold Title

Zoning

Low-Medium Density Residential

Easements

Lot 95 – Town Water

Local Authority

Toowoomba Regional Council

Current Use

Vacant Land



Pittsworth in Focus

Pittsworth is a picturesque rural town on the inner Darling Downs of 3,300 people and is 161 kilometres south-west of Brisbane via the Warrego Highway, 38 kilometres (25 minutes) south-west of Toowoomba.

Pittsworth has a diversified economy with manufacturing, agriculture and retail being the main industries making up 40% of total jobs. Two major employers are dominant in Pittsworth – McLean Farms and Moore Trailers. Pittsworth boasts shops, historical village, clubs and cafes. It has regional size sporting fields.

Pittsworth has a State Primary and High School and a Catholic primary school. Pittsworth has 3 GP practices and relies on the extensive Toowoomba hospital facilities.

Pittsworth currently has an accommodation shortage, especially for rental properties.





Toowoomba in Focus

Toowoomba is Queensland's garden city, with a population of 140,000 people and is Australia's largest inland non capital city. Toowoomba is a major regional centre and services a large population on south west Queensland and north west New South Wales.

Toowoomba has a Gross Regional Product of close to \$12 Billion dollars per year.

The Toowoomba Development Status report identifies \$18.8 Billion of investment in infrastructure and projects in the region. Major projects include the Inland Rail, McIntyre Wind Farm, Pump Hydro, Solar Farms and batteries.

The Wellcamp Airport and Business Park has recently launched the Wellcamp Aerospace and Defence Precinct and has announced the establishment of the Boeing Wingman Drone project and Virgin Orbit Space Station, with more business expected.

Healthcare, allied health services and social assistance is the largest employer in the Toowoomba region. The city has 3 major hospitals, the Toowoomba Hospital, St Vincent's Private Hospital and St Andrew's Toowoomba Hospital.

Toowoomba is experiencing a housing shortage in both rental and owner

Colliers



Sales Process

Colliers Toowoomba has been appointed to market and sell the subdivision Vines Estate, Pittsworth.

The seller reserves the right, at its sole discretion, to postpone or cancel the proposed sale of the property or add any terms and conditions to any proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

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Disclaimer

This report has been prepared by Colliers Toowoomba for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property.

The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care.

Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.



VINE'S
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