



1547 Gatton-Helidon Rd, Grantham



14.7 ACRES - WATER SECURITY • INDUSTRIAL SHED • PRIME LOCATION

Looking for exceptional water security, large-scale shed infrastructure, quality soils and a strategic Lockyer Valley location? This outstanding 14.7-acre property delivers the complete rural package.

Perfectly positioned just **6km to Helidon and Warrego Hwy, 10km to Gatton and 25km to Toowoomba**, this versatile holding offers productivity, accessibility and future potential.

#### Infrastructure Highlights

- Massive **30m x 18m fully enclosed industrial shed**
- High clearance with **drive-through access end-to-end**
- Internal **lockable workshop** with concrete flooring
- **3-Phase power connected**
- Storage mezzanine above workshop
- Large elevated hardstand area for machinery or transport access

#### Land & Soil

- 14.7 acres with a lovely rural outlook
- Soil profile ranging from quality sandy loam to rich black soil
- Cropping - suited to a variety of crops and vegetables

 15  14.70 ac

**Price** Expressions of Interest

**Property Type** Residential

**Property ID** 2130

**Land Area** 14.70 ac

#### Agent Details

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#### Office Details

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- Zoned - Rural and Rural Activity

#### Water Security

- Bore producing approx. **4,000 gallons per hour**
- Dam capacity approx. 1 megalitre including Electric Pump
- 7,000-gallon poly tank connected to shed
- 3" underground main line with **17 irrigation hydrants**

#### Access & Services

- Bitumen road frontage to Gatton–Helidon Road
- Boundary fencing in good condition (some netted)
- Heavy-duty power at front of property
- **3-Phase power**
- NBN connected to workshop

A rare opportunity to secure a well-improved, highly usable rural property in one of the Lockyer Valley's most strategic corridors.

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