



### 35 Maclellan Road Nobby QLD

This picture-perfect lifestyle/farming block is ready for your dream home. With the perfect balance of open grazing and shade trees, all the hard work is done with the house pad and power connection completed. The house pad has been positioned to take in the stunning views over the valley and out to the East.

Fully fenced into three paddocks, all 5 strand barb in excellent condition. A dam providing the water needs to your stock in the side paddock, the main paddock having a bore with windmill pumping to a 10 0000 gallon concrete tank which feeds into a concrete stock trough. A good size cattle yard with a loading ramp.

Perfect lifestyle block close to Toowoomba. Land is in high demand and with only a short drive to services this one will surely be snapped up. Only 30 minutes to Toowoomba

**Land Size** : 32.37 ha  
**View** : <https://www.theroweteam.agency/sale/qld/south/nobby/residential/rural/6772782>



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