

LANDMARK POSTCODE

4350



Mundays Garden Toowoomba
Image courtesy of Queensland Tourism

LOCATION: Toowoomba
1 1/2 hours west of Brisbane

POPULATION: 122,000

INDUSTRIES: Manufacturing, retail, agriculture, health and community services, education, tourism

CLIMATE: Temperate
Summer 16.7°C – 27.6°C
Winter 5.3°C – 16.3°C
Rainfall 944mm

Toowoomba is one of Queensland's best-kept secrets. With its picturesque mountain setting and diverse economy, it offers a quality of life that is hard to beat.

It is Australia's largest inland regional city and the commercial centre of one of Australia's most fertile farming regions, the Darling Downs. It also boasts a substantial manufacturing and supply industry, an impressive retail sector and some of Australia's best boarding schools.

Many of its industries are national market leaders, including organic cereal grain production, seed and plant research, chilled beef processing, ice cream manufacture and Australia's largest building society.

Education is a major employer, providing ten per cent of local jobs. The University of Southern Queensland and dozens of prestigious day and boarding schools attract students from across the country and internationally.

Twenty minutes west, the Oakey Army Aviation Base incorporates the Singapore Government's aviation training centre. Oakey is also home

to a new gas-fired power station and further southwest is the just completed Millmerran coalfields and power station.

Energy and food processing have been identified as major growth sectors. Regional assets like coal, coal seam gas, ethanol and power station development have the potential to create more than 16,000 new jobs in the Darling Downs and southwest over the next two decades.

Landmark's Mike Lennon says commercial diversity has helped Toowoomba prosper despite a decade of drought.

"This is a great city for families. We have top-notch schools, extremely affordable real estate but we are not too far from anywhere. The Gold Coast or Sunshine Coast are just two hours drive away," he says.

Perched high on the crest of the Great Dividing Range, Toowoomba is at the intersection of the Warrego and New England highways and the extension of the Newell Highway. Existing and proposed rail links make it a major transportation hub.

European settlement dates back to 1827 when English explorer, Allan Cunningham, discovered a vast expanse of rich farming land and named it the Darling Downs after the Governor of New South Wales, Sir Ralph Darling. The first buildings didn't appear until 1852 but agricultural wealth helped Toowoomba prosper and it was named a city by 1904.

Toowoomba is one of the few places in Queensland to enjoy four distinct seasons. Rich volcanic soils provide perfect conditions for plant lovers and Toowoomba literally blossoms each

September during the Carnival of Flowers. The Garden City also boasts 150 public parks and this year was judged the nation's tidest town.

"A lot of retirees from down south and out west move here for the climate. They want to escape the cold winters but still want to enjoy the seasons," says Mike.

Lifestyle blocks are highly sought after, particularly small acreages within 15 to 20 minutes of the CBD.

Rural land sales have come off a high of 12 months ago as land values realign with commodity prices but prospects are good. Global demand for food and regional plans for ethanol production will boost grain prices, particularly demand for sorghum, says Mike.

Contact:

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PROPERTY GUIDE:

Residential: 4-bedroom brick home from \$360,000

Lifestyle: 80-100 acres with home and water from \$800,000

Farmland: Elevated grazing country \$800 - \$1,000 per acre
Smaller blocks up to \$3,000 per acre
Darling Downs grain country \$2,000 - \$3,000 per acre
Rising to \$4,000 per acre for irrigated country