



PRIME REDEVELOPMENT OPPORTUNITY!

Located on two titles, this 810m² block offers an exceptional land-banking or redevelopment opportunity on a prime Moffat Beach site, just one block back from the beach and café precinct; the zoning allows for versatile options, subject to council approval, and the location is premium!

Currently there is an existing building on the site, a former residence now configured into a commercial enterprise with a tenant in place; in addition, there is a storage/studio building at the rear of the property, also leased by the same tenant.

The building has been configured into elegant office/salon space, complete with reception area, five separate studio rooms, office/boardroom, staff room with kitchen, plus toilet, and onsite parking. The street frontage is expansive, giving fantastic exposure to a business operator.

4 1

Price	SOLD
Property Type	Residential
Property ID	10

AGENT DETAILS

Ben Wilson - 0407 584 378

OFFICE DETAILS

Code Property Group
9/15 Nicklin Way Minyama, QLD,
4575 Australia
07 5438 3444



Zoned for Residential and Commercial (mixed use) redevelopment, there is the possibility of building up to four units onsite with a retail/commercial space on ground level; as is today, any build upwards would provide ocean views, enhancing value at point of sale.

The real value in this site is in the redevelopment to multi-unit mixed with commercial; but buyers also have other choices including investing in this blue-chip slice of Moffat Beach and holding for increased capital gain over time. It could also appeal to beachside buyers looking for a well-located block to custom-design their lifestyle masterpiece without fear of overcapitalising.

Moffat Beach is amongst Caloundra, if not the entire Coast's, most coveted pockets - an eclectic mix of old beach houses (many renovated), stunning contemporary homes, apartments, boutique cafes, a mix of industrial/commercial premises, and one of the most scenic beaches in south-east Queensland. This is a winning location, that is always in demand and out-performs most other beachside suburbs in this region.

Contact Agent for further information about the site and zoning. Offers are invited, and this will generate strong interest.

- Exceptional redevelopment opportunity
- Land-bankers or develop for profit
- 2 x 405m² blocks in premium location
- Residential & Commercial (mixed use) zoning
- One block from beach & café precinct
- Can build up to 4 units with retail under
- Current building leased to commercial tenant
- Separate storage shed/studio also onsite
- Wide street front, prime exposure
- Contact Agent for further information

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