



14 Market Place, Shelly Beach



## Vacant 809m2 Block - Blue-Chip Beachside

This 809m2 vacant block in coveted Shelly Beach, just 350m to the sand, offers an opportunity to custom-design and build your lifestyle masterpiece without fear of overcapitalising in this blue-chip suburb, or land-bank and hold for future profit.

Mostly flat, and with a north-east orientation, it is approximately 40-metres deep with 20-metre frontage, and there are not buildings onsite to demolish or remove, saving you time and money upfront. Located just two blocks to picturesque Shelly Beach, one of Caloundra's most tightly-held beachside precincts, and most sought-after - this a once-in-a-lifetime opportunity.

Not only is Shelly Beach just a few minutes' walk, but you can also stroll across to Moffat Beach for patrolled swimming, dining in one of the boutique cafes, indulge in a coldie at the Brewery,

809 m2

**Price** SOLD for  
\$1,336,700

**Property Type** Residential

**Property ID** 1987

**Land Area** 809 m2

### Agent Details

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### Office Details

Code Property Group  
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or have a picnic at one of the stunning parks along the headland and foreshore. Kings Beach, a family favourite, with its surf club, saltwater ocean pool, and water park (also home to the Caloundra Music Festival) is approximately a 15 minute walk.

Caloundra CBD, shopping centres, public and private schools, and sporting/leisure facilities are all within a 5-15 minute drive, and the local Catholic primary school is just 550m away, less than a 10 minute walk.

Zoned Low Density Residential - it is suitable for building a residence; there is also possibilities, subject to council approvals for other uses including dual occupancy and home based business/office. Due diligence will be required by the purchaser in terms of site uses and the type of building that can be constructed.

Many properties in Shelly Beach are intergenerational, retained by the same family for decades; it is a very special, quiet, and beautiful part of the Sunshine Coast, much loved by locals, and a little bit of a secret paradise, not too well known by the tourists. This is an exceptional opportunity to invest in your slice, interest in this will be strong, put your very best offer forward.

- Vacant 809m<sup>2</sup> in coveted Shelly Beach
- Approx. 40m deep, 20m street frontage, mostly flat
- No demolition or building removal needed
- 350m to the sand + walk to Moffat Beach
- Custom-design & build a lifestyle masterpiece

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*