







Location + Potential = Opportunity!

3 1 1 1,163m2

Attention land bankers, investors and developers: this 1163m2 site on the edge of Yandina's CBD, just 350-metres to the village hub, with older-style home, currently zoned low density residential allowing for the construction of a duplex/triplex or second dwelling (stca); with the possibility of rezoning in the near future to allow further development options – presents an exceptional opportunity for multiple scenarios to generate capital gain.

Across a single level the existing home comprises three/four bedrooms, one-bathroom, separate toilet, two separate living areas, light-filled functional kitchen with adjacent meals area, private central courtyard, separate laundry, enclosed workshop, enclosed storage room, and single carport. The home is currently tenanted until June 2026.

Price	SOLD for $750,000
Property Type	Residential
Property ID	3078
Land Area	1,163 m2

Agent Details

Ben Wilson - 0407 584 378

Office Details

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

The home is positioned at the front of the block with a huge deep backyard and no direct rear neighbours; there is also plenty of additional onsite parking, and gated pedestrian access to rear. The home is in basic but liveable condition, not without charm and warmth; and existing features include 3 x air-conditioners, some security screens, high ceilings, breakfast bar in kitchen, and private entry with breeze blocks at front.

There have been former plans to development site approved by council (now expired) which included a triplex – consisting of 3 x 3-bedroom, 2-bathroom dwellings; these plans are available for perusal upon request. If rezoned to medium density, it could enable 5-9 units/townhouses, subdivision into 300sqm lots or 180sqm terrace lots – due diligence is required by the purchaser, and it would be subject to council approval.

Yandina is a thriving, historic township with an iconic tavern, railway station, primary school, community hall, sporting fields/facilities, IGA and local shopping, boutique dining including the popular Gun Cotton Café, Bar Deco, and world-class Spirit House. It hosts popular weekly markets well known for fresh produce and is also home to the Ginger Factory.

From here not only is it a short flat walk to all town amenities but access to the Sunshine Motorway is quick and easy, and it is 20 minutes to the local airport and Coolum Beach. Any investment in this community will pay dividends in terms of future asset growth as this entire region continues to boom.

Contact agent today to express your interest and discuss further. This is a PRIME site and an outstanding timely opportunity that will attract attention from a range of buyers.

• Prime 1163m2 site - suitable for development on outskirts of village
• Existing 4-bedroom dwelling with multiple living & multipurpose rooms

• Current zoning allows for duplex/triplex or 2nd dwelling options (stca)
• Potential changes to zoning may allow for additional development options
• Just 350-metres to the heart of town, all local amenities an easy flat walk
• Residence is currently tenanted until June 2026 providing passive income
• Quick easy access to the motorway, 20 mins to Coolum Beach & airport
• Former site plans for triplex available from agent to peruse upon request
• Land bankers, investors, tradies/builders & developers: golden opportunity!

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.