

521 Bayswater Road, Mount Louisa QLD 4814

## Strategic Development Site in Prime Location

Secure this 2.03 Hectare Property to develop and divide into a premium secured residential estate with strategic sized and located lots to promote a range of dwelling, dual occupancy and multiple dwelling opportunities (subject to Council Approval). Alternatively the site may also be suitable for higher-order accommodation/residential based commercial operations, subject to detailed land use, planning and consultation of relevant authorities and approvals. These could either be stand-alone over the entire site or be integrated into a residential estate subdivision. Uses may include, Retirement Facility, Community Residence, Residential Care, Relocatable Home Park or Caravan Park. With further strategic town planning approval there may be ability to integrate some residential service based commercial land uses into a greater residential estate. This may include services such as Health Care Services, Child Care Centre, Community Care Centre and Community General Uses.

This site on Bayswater Rd being a major arterial road has necessary access to services and infrastructure, as well as Craiglea Street and Rodeo Drive to provide northern and eastern connectivity to other networks. Currently operating as a fully fenced vehicle wrecking yard, there is a metal clad steel portal frame warehouse with additional awnings and suitable amenities which could be utilized until development of the site is commenced.

There is a documented Strategic Town Planning & Preliminary Development Potential Assessment prepared for the property and this your invitation to contact Exclusive Agent Greg Banks at NQ Realty to express your interest in this one of a kind development site.

Development  
FOR SALE  
\$1,500,000 + GST  
603m2