



#### SITE OVERVIEW



#### Property Description

748 Gympie Road, Lawnton

The subject property comprises a prime corner allotment providing 1.345ha of land identified as an Urban Neighbourhood Place with underlying General Residential - Urban Precinct zoning. Benefitting from excellent exposure to Gympie Road and the Francis Road Overpass the site enjoys 20m and 65m (approx.) frontages to Gympie Road and Francis Road respectively.

Ideally suited for a Childcare development the site will benefit from near access along the quiet Lorraine Court creating ease of access and maximising safety. Access to the property is from the light-controlled intersection of Gympie Road and Francis Road allowing left and right turn capabilities.

Plans have been drafted for a two-level, 120 place Child care centre development on the property, the proposed Child care centre has been supported in principal by Moreton Bay Regional Council during a pre-lodgement meeting with council. Town Planners summary letter and Council pre-lodgement meeting minutes are included below in this information memorandum.

We strongly recommend the subject site for consideration by suitable developers.



748 Gympie Road, Lawnton QLD 4501

**Opposite Bunnings and REZONED 21m in height !!!!! premium development site near**

Phone enquiries - please quote property ID 24081

Childcare, Units or Commercial YOU DECIDE

(Successful documented Pre-lodgement meeting for a 120 place childcare center)

May consider a part tra

Development

FOR SALE



**No Agent Property -**

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QLD

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