



**Kallangur**



## 25DS - MAIN ROAD DEVELOPMENT SITE

1244 Anzac Avenue Kallangur is a flat site of 1,214 m2.

Formally the Pine Rivers Motel, the site is ripe for re-development. This could be a multi-dwelling site of either townhouses, terrace housing OR apartments (STCA).

With appropriate planning and design, a range of non-residential land uses may also occur subject to Council approval due to its former commercial use.

Naturally, if you are happy to do a major renovation, the current buildings could be used due to its former life and current permissions. What a great profile you would have as this is ideally located on the main arterial road with good public transport and close to shops and schools. It is situated between Kallangur and Petrie main shops and train stations.

Currently onsite spread across the double block site is 6 motel style rooms, a three bedroom residence and inground pool. All are of solid concrete and brick construction and in need of major renovations if wanting to reuse for accommodation.

This property will be hotly contested and is primed to sell on or before the EOI date.

Kallangur is central to a booming region - approximately 25 kms to Brisbane CBD.

The Moreton Bay Region is one of the fastest growing in Australia. Along with the University of Sunshine Coast precinct at Petrie (Mill development area), the Moreton Bay region will be one of the big winners with the future Brisbane

<b>Price</b>	SOLD
<b>Property Type</b>	Business
<b>Property ID</b>	4128

### AGENT DETAILS

Tony Johnson - 0433 335 679

### OFFICE DETAILS

Beecroft  
34 Lamorna Ave Beecroft NSW 2119  
Australia  
1300 512 566



Olympic games, boosting employment and population growth. It is also the home base for the newest NRL franchise 'The Dolphins' from 2023.

Expressions of Interest are sought by **Thursday 12th May 2022 at 4pm**. The owner reserves the right to sell the property prior to this date.

Site inspections are only available on Tuesdays and Saturdays between 10am and 11 am by appointment from Tuesday 19th April 2022. Do not hesitate and call Tony now to register your interest.

Contact **Tony Johnson** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 25DS (quote when enquiring)**

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