

# 1-3 Maher Street, Caboolture, Qld 4510



## Sold House

Monday, 8 January 2024

1-3 Maher Street, Caboolture, Qld 4510

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 3237 m2**

**Type: House**



Colin Street

**\$1,495,000**

Developers, Builders and Investors looking for their next “ready to turn soil” project, will be delighted to snare this cleverly created project in a Booming growth area of the ever-expanding Caboolture postcode 4510. Ideally located only 15 minutes from the natural beauty of Moreton Bay, 35 minutes to the glamorous Sunshine Coast and only a 35 minute train ride to Central Brisbane, ensures that the prospective tenants will line up to secure a home, with spacious bedrooms and most amenities close by. Factor in the two years and money you’ll save with this “Council Approved” project at 1-3 Maher Street, Caboolture and submit your offer at the asking price of \$1.55m without delay! This development opportunity enables the new Owner to get started immediately, and receive rent from the property on the block to pay some overheads from acquisition date and throughout the construction of Stage one (1). That’s a double bonus!! The documented October 2023 Moreton Bay City approval is established in such a way that the 3237m<sup>2</sup> site can be split in half to enable construction on Stage one (1) from the Ritchie Street end, while retaining income from the property on Stage two (2) at the Maher Street end! Not only that, but plant, equipment and a temporary office/s can be established beside the cottage on the vacant land at the Maher Street end. Clear access from all three (3) streets namely Maher, Jubilee & Ritchie Streets enable delivery of goods and services without disturbing any neighbours. The clever mixture of unit designs, including the 8 NDIS certified units guarantees a wide audience of prospective Buyers for both future home owner/occupiers and also produces attractive affordable investments with potentially higher rental yields for Landlords in the future. Caboolture Hospital, Citytrain and quick access to the Highway are just three (3) of the major attractions that come to mind immediately. However, private and public investment of diversified infrastructure is mooted for this region. Commuters to Brisbane and the Sunshine Coast appreciate the existing affordability and future potential on offer here. The 16x3 bedders offer two (2) bathrooms and two (2) lock-up garages, and the 8x2 bedders also offer two (2) bathrooms and one (1) lockup car accommodation. The 3 bedders range in size from 133.74m<sup>2</sup> to 148.63m<sup>2</sup>, and the 2 bedders are also generous from 120.22m<sup>2</sup> to 128.59m<sup>2</sup>. Kitchen, Dining & Living areas are all open plan, and balconies take the indoors out, which offers space to relax. There’s possibly no other complex of this size and design in the local area offering the array of features and benefits in proximity to the Hospital of CBD of Caboolture and Morayfield! The entire construction has been designed to comply with the latest regulations for the disabled people who require wheelchair access to the units. Another plus for the complex is provision for additional eight (8m<sup>3</sup>) storage facilities to each unit. This project ticks so many boxes that others don’t. Don’t delay on this opportunity!