

**1A Marjorie Street, Mooloolaba, Qld 4557**

AMBER WERCHON

**Sold Residential Land**

Monday, 4 September 2023

1A Marjorie Street, Mooloolaba, Qld 4557

Area: 225 m2

Type: Residential Land



Todd Forrest  
0439112522



TerriAnne Murray  
0411233328

**\$850,000**

Amber Werchon Property presents to the market Lot 1A Marjorie Street, Mooloolaba. This incredible opportunity for an amazing medium density lot in a prime location between Mooloolaba and Alexandra Headland Beach, is as rare as hens teeth! Build your dream home on the gently sloping 225m<sup>2</sup> parcel of land with a generous 12m height limit, boasting a northerly aspect and 14.9m street frontage. The position could not be more ideal as the lot is located in a quiet, residential street while still within easy walking distance to Mooloolaba Beach and the esplanade. Go for a surf or take a stroll along the brand new foreshore development or stroll on the white sands of the patrolled beach then make your way back along the esplanade which has boutique cafes, numerous restaurants, and a supermarket. Alex Bluff Foreshore Park on the headland is only 400m away with spectacular views of the pristine coastline from Point Cartwright, right up to Mount Coolum. High demand for land combined with a land shortage makes this an exceptionally rare opportunity. The Sunshine Coast is known for its award-winning beaches and offers an enviable lifestyle, far removed from frantic city life.