

3 Wharf Street, South Maclean, Qld 4280



Acreage For Sale

Wednesday, 12 June 2024

3 Wharf Street, South Maclean, Qld 4280

Bedrooms: 2

Bathrooms: 2

Parkings: 8

Area: 4 m2

Type: Acreage



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11 ACRES - Highway Exposure!

acreage life 🌳 | Incredible Opportunity for Business Owners - 11 Acres of Mt Lindesay Hwy Exposure with Impressive Shed Infrastructure + Logan River Riparian Water Rights! For those looking to secure an incredibly unique property opportunity in one of Queensland's fastest growing corridors, this is a listing not to be missed! Sandwiched between the Mt Lindesay Hwy and Logan River, this property benefits from enviable traffic exposure and a water license to utilise the river. This property benefits daily from commuters traveling between Brisbane CBD and the Gold Coast as well as Jimboomba, Flagstone and Beaudesert just to name a few - all of which currently undergoing development and increases in population sizes. Currently established on the property you will find a huge warehouse shed with three phase power as well as a combined two-room multi-purpose space complete with kitchenette - ideal for the business. Surrounded by a fully fenced yard, this space is currently utilised and permitted for landscape supplies/nurseries. The service road and driveway are also b-double rated. The property also benefits from NBN internet. In addition to this area, there is a treehouse complete with bedroom upstairs and downstairs combined kitchen, living and dining. Stunning cabinetry and split-system air-conditioning ensure year-round comfort. This property is must inspect for a wide-range of acreage buyers - enquire today!

SHED/BUSINESS FEATURES:· Main Shed: 20m x 10m Warehouse Shed with Three Phase Power + Lighting + Combined Office/Multi-Purpose Space (2 x Rooms) with Kitchenette + Bathroom/Toilet · 9m x 6m + Power· Three Car Carport· Single Car Carport· Outside Features: Fully Fenced + 2 x Septic Tanks + 11.5kW Solar System with 28 x Panels + 2 x Electric Hot Water System + 51,500l Rainwater Tank + Bore with Grundfos C10 Pressure Pump + Irrigation System + Outside Lighting

TREEHOUSE FEATURES:· Bedroom: 1 x Spacious Room + Built-in Wardrobes· Bathroom: 1 x Sleek, Modern Main Bathroom with Floor-to-Ceiling Tiling + Shower + Toilet· Kitchen: Central Modern Kitchen with Plentiful Bench/Cupboard Space + Soft-Close Cabinetry + Electric Stovetop + Dishwasher + Underbench Water Purifier/Filter· Living (a): Family Area Combining Kitchen + Meals + Lounge with Soaring Raked Timber Ceilings· Outside area: Stunning Wrap-Around Veranda with Entertaining Area Overlooking Tree-Lined Outlook· Home Features: Split-System A/C + NBN Internet + Glass Louvre Windows + Fly Screens

HOME BUSINESS:· Water license to pump out of river· Currently permitted for landscape supplies/nurseries· B-double rated service road and driveway· NBN Internet

IN-ROOM AUCTION EVENT:· Time: 3:00pm Registrations - 3:30pm Start· Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)· Address: 18 Commerce Drive, Browns Plains QLD 4118 *Buyers Request: Building and Pest Report + REIQ Contract + Title Search *Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)