

**34 Cowen Street, Margate, Qld 4019**



**Residential Land For Sale**

Saturday, 25 November 2023

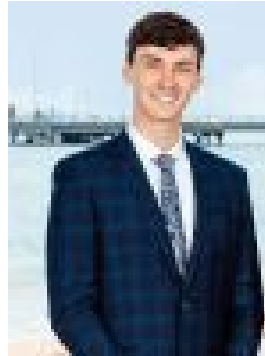
34 Cowen Street, Margate, Qld 4019

Area: 405 m2

Type: Residential Land



Zac Xuereb  
0404802990



Ben Smith  
0419308570

## For Sale

Unlock the potential of 34 Cowen Street, Margate - a strategically positioned land parcel poised for transformation and growth. Ideal for astute developers and investors, this property presents a lucrative opportunity in the coveted Margate region. Nestled in a peaceful street within the sought-after East of Oxley locale, this property is a mere 300m from the waterfront, offering a tranquil setting with promising ocean breezes. Zoned under Moreton Bay Regional Council's Next Generation Zoning, new homes can be built with fewer restrictions, opening the door to limitless possibilities. A short walk to Margate Beach, the proximity to shops, schools, and public transport makes this location highly desirable for future residents. Margate Shopping Centre, kid-friendly swimming beaches, boardwalks, parks, and playgrounds are all within easy reach. This property at a glance:- 405m<sup>2</sup> block- Wide frontage - Zoned for Moreton Bay Regional Council's Next Generation Neighbourhood- Walking distance to Margate beach- Fully fenced- 300m to the waterfront. Enjoy the vibrant local scene with nearby establishments like Jumping Goats Bar and the Sebel Margate Beach. For families, it is a quick drop-off to Humpybong State School, Redcliffe State High School, Grace Lutheran Primary School, and Southern Cross Catholic School. Commuting is a breeze with quick access to the Hornibrook Bridge, Kippa-Ring train station, buses, and major roads connecting to Brisbane City, Bribie Island, and the Sunshine Coast. Plus, a short drive to key destinations like Kayo Stadium, Westfield North Lakes, IKEA, and Costco. For those with a vision for the future, 34 Cowen Street is a prime canvas for innovative and profitable development. Harness this opportunity to shape the landscape of Margate and reap the rewards of this burgeoning region. Act quickly to grab the chance to be a part of the exciting growth in this dynamic coastal community. Disclaimer: In preparing this advertisement we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.