

**4-6 Hay Street, Tewantin, Qld 4565**

**Reed & Co.**  
ESTATE AGENTS

**House For Sale**

Monday, 15 April 2024

**4-6 Hay Street, Tewantin, Qld 4565**

**Bedrooms: 4**

**Bathrooms: 4**

**Area: 1854 m2**

**Type: House**



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## EXPRESSIONS OF INTEREST CLOSING 9TH OF MAY

Discover an exceptional opportunity in the heart of Old Tewantin, offering the chance to acquire separate properties for subdivision, development, or crafting your dream home. With strategic potential subject to council approval, these prime parcels present two distinct avenues for development. Firstly, consider the possibility of combining the sites at 51 Ward Street and 4-6 Hay Street, facilitating a subdivision yielding 3-4 blocks. Alternatively, secure the dual-titled Hay Street property, primed for the realization of two bespoke residential visions, or 51 Ward Street a 4 bedroom, 2 bathroom home on 756m<sup>2</sup>.

**Development Opportunities:**

**Option 1:** Strategically leverage the combined sites at Ward and Hay Streets to cultivate secured Development Approval (DA) and execute a subdivision yielding 3-4 blocks.

**Option 2:** Alternatively, acquire the already dual-titled Hay Street property to manifest two distinct dream homes.

**4-6 Hay Street:** Embark on an unparalleled residential venture within this expansive riverside expanse, boasting: | A substantial 41.59-meter width | An elongated 43-meter depth | A total expanse of 1,854m<sup>2</sup>, subdividing neatly into 618m<sup>2</sup> blocks

**51 Ward Street:** Explore the potential of this charming dwelling featuring: | Four bedrooms and two bathrooms | A seamlessly integrated open-plan kitchen, living, and dining | Captivating eastern vistas overlooking the Noosa River | Coveted proximity to the heart of Old Tewantin.

Elevate your investment portfolio or architectural aspirations with these distinguished properties, poised to shape the landscape of Old Tewantin's premier residential sector. To explore further and secure your stake in this exclusive opportunity, contact the agents Mark Hodgkinson on 0409 484 159 or Adrian Reed on 0409 446 955.