

**40-42 Lee Street, Caboolture, Qld 4510**



**House For Sale**

Monday, 29 April 2024

40-42 Lee Street, Caboolture, Qld 4510

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2024 m2**

**Type: House**



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## Expression Of Interest

Attention Developers and Investors! Don't miss out on this exceptional opportunity to secure a flat and flood-free block spanning an impressive 2,024m<sup>2</sup> in the thriving suburb of Caboolture. Boasting a currently existing 3-bedroom brick home, this property is primed for re-development, offering endless possibilities for lucrative ventures. The strategic location of this property presents a golden opportunity for residential development, with the potential to construct approximately 20-30 units or more, catering to the increasing demand for housing in the area. Caboolture is experiencing substantial growth, with a surge in population expected, as forecasted by the Moreton Bay Council. With over 70,000 new residents anticipated (as mentioned by the Council), the demand for housing, job opportunities, infrastructure, educational facilities, and more, is set to soar. Situated in close proximity to essential amenities such as schools, shopping centers, healthcare facilities, and public transport, this property offers convenience and accessibility, making it an attractive option for future residents.

**DEVELOPMENT POTENTIAL:**

- The extensive land size, sitting on two lots, offers a variety of development possibilities, ideal for constructing additional housing lots such as units, townhouses or aged care facility, childcare centre, all subject to council approval (STCA).
- The property is perfectly positioned amidst a supportive environment featuring aged care facilities, educational institutions, and nearby unit & townhouse developments, highlighting the area's growth and desirability.

**LOCATION:**

- Caboolture State High School (within walking distance)
- St Columbans College (within 1km)
- Caboolture East State School (within 1km)
- TAFE (within 1km)
- Caboolture Hospital (within 1km)
- Arcare Aged Care Caboolture (within 1km)
- Central Lakes Shopping Centre with Woolworths, bakery, local dentist, cafe shops (within 1km)
- Morayfield Shopping Centre (within 7 minutes)
- North Lakes Westfield, IKEA, Costco (within 17 minutes)
- Caboolture Train Station (within 2 minutes)
- Bus station (within walking distance)
- Wallace Street Park (within 1km)
- Summerfield Street Park (within 3 minutes)
- Bruce Highway (within 2km)
- Brisbane Airport (within 40 minutes)
- Brisbane CBD (within 50 minutes)
- Sunshine Coast (within 40 minutes)
- Bribie Island (within 25 minutes)

For any questions, please contact Marino Fatovic on 0403 405 851