

455 Draper Street, Parramatta Park, Qld 4870

Residential Land For Sale

Monday, 3 June 2024



455 Draper Street, Parramatta Park, Qld 4870

Area: 304 m2

Type: Residential Land



Nickoli Obersky
0740513111



Sam Holt
0740513111

Buyers in the \$300,000s

An exceptional development opportunity awaits you with this 304m² block of land, perfectly positioned for those looking to capitalise on its mixed-use zoning. Whether your vision includes a commercial venture, a residential project, or a blend of both, this titled block is ready to bring your architectural dreams to life. Development Approval: This property comes with an approved Development Application (DA) for a stunning architectural design that combines office space with a dwelling (80m² - 2 bed x 1 bath dwelling behind a 100m² office with parking). Maximise the potential of this versatile site with minimal fuss. All essential services are available, including power, water, sewerage, and NBN (Fibre Optic). Enjoy manageable holding costs with annual rates of approximately \$1,320. Conveniently located just 1.7km (5-minute drive, 7-minute bike ride) to Cairns Base Hospital, offering an excellent opportunity for businesses catering to healthcare professionals or residents seeking easy access to medical facilities. Enjoy the vibrant lifestyle and convenience of being extremely close to Cairns CBD. This prime location ensures that shopping, dining, and entertainment options are just a stone's throw away. Zoning Flexibility: Zoned as a Neighbourhood Centre, this property is perfectly suited for a variety of uses. Whether you envision a chic office space, a comfortable residence, or a combination of both, this property provides the flexibility to accommodate your plans (subject to council approval). With the title already secured and all necessary services connected, this block is ready for immediate development. Seize this rare opportunity to develop a property in a prime location with versatile zoning options. Whether you're an investor, developer, or looking to establish your own business or home, this block offers the perfect canvas.