

**47 - 51 Lower King St, Caboolture, Qld 4510**



**House For Sale**

Saturday, 23 September 2023

47 - 51 Lower King St, Caboolture, Qld 4510

**Bedrooms: 8**

**Bathrooms: 3**

**Area: 3410 m2**

**Type: House**



Vicki Ford

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## FOR SALE

We are presenting a fantastic development opportunity with three adjoining properties, a total of 3,370m<sup>2</sup> of land with a collective main street frontage of 66.9m in the heart of Caboolture. Whether you're looking to build units, lifestyle accommodation, aged care or a childcare centre, the numbers speak for themselves. This fantastic parcel of land is close to existing infrastructure, within walking distance to pretty much everything, including the train station, King Street CBD, Caboolture Hospital & Caboolture Private Hospital, the High school and TAFE, and only 40 minutes to the Sunshine Coast and Brisbane airport. Moreton Bay Regional Council are promoting infill and increased housing density to meet projected population demands by encouraging sustainable multi-dwelling developments. "Moreton Bay currently has a population of approximately 505,000. We are growing by around 240 people per week (12,500 per year), which, according to the latest draft of the State Government SEQ regional plan update 2023, is set to increase to around 787,000 people by 2046," MBRC correspondence. To achieve the required future dwellings, the council says they can't continue to develop out and add to urban sprawl but must better utilise available urban land close to already established infrastructure. Act now to secure this site for your next development.

47 Lower King St - Lot 14 RP 13901 Property size - 1,088m<sup>2</sup> 224.9m frontage x 42.8M - Zoning: RESIDENTIAL B(C)  
49 Lower King St - Lot 1 RP 14002 Property size - 1,313m<sup>2</sup> - Zoning: RESIDENTIAL B(C)  
51 Lower King St - Lot 2 RP 14002 Property size - 1009m<sup>2</sup> 222.1 frontage X 49.m - Zoning: RESIDENTIAL B(C)  
Collective 66.9m frontage 3,410m<sup>2</sup> land parcel Proudly presented by Vicki Ford, Principal and local agent from RE/MAX Victory.