

47 Memorial Avenue, Maroochydore, Qld 4558

Residential Land For Sale

Thursday, 16 November 2023

47 Memorial Avenue, Maroochydore, Qld 4558

Area: 670 m2

Type: Residential Land



Kate Jewry
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Auction

Nestled in the heart of the beloved Cotton Tree, 47 Memorial Avenue stands as an iconic parcel of land, remaining untouched by the market for an impressive 28 years. This location is revered by locals and recognized as one of the most coveted spots on the Sunshine Coast. Offering a rare opportunity with its vacant land, this property holds immense potential and possibilities for a variety of pursuits. Currently zoned as a medium-density residential zone, the site boasts a guaranteed duplex or the potential for constructing up to 5 units for optimal yield, reaching a height of 12 meters. This exceptional feature positions this property as one of the most enticing offerings to grace the market in recent years. With the new town plan about to be released in 2024 there is a very high chance these height limits are going to increase. Convenience is at its peak with a mere flat 1-minute stroll to the Cotton Tree river, an array of charming restaurants, inviting cafes, a swimming pool, and tennis courts. Just a swift 3-minute stroll lies the picturesque Maroochydore beach, the library, a medical center, and the bustling Main Street. The sheer accessibility to such a vibrant array of amenities makes this location a dream come true for any prospective resident or investor. The land, spanning an area of 670m², faces due North, presenting an ideal orientation for optimal sunlight and design opportunities. Remarkably, it is free from easements and enjoys the company of remarkable neighbors, enhancing the overall appeal of the parcel. The value of land in such iconic locations is expected to soar with the impending development of the new Maroochydore CBD and the planned esplanade upgrades. The time to seize this promising opportunity is now, especially as the sellers have already secured another property and are in need of an immediate sale. This property caters to a spectrum of ambitions, whether it's the astute investor, the visionary developer, or an individual seeking to create their dream home in a location that seems almost surreal in its allure. Anticipate an escalation in land value with the ongoing enhancements in the area, making this opportunity too precious to overlook. For further information or to receive a comprehensive information package, don't hesitate to contact one of our friendly home team members, who will be delighted to assist. "Find out where the people are going and buy the land before they get there" William Penn Adir. WHAT WE LOVE... Highly sought after location Idealistic development opportunity Expanding area with the potential for height limits to increase Easement free parcel of land North facing orientation Build your dream HOME Short, flat walk to absolutely everything... Beach: 500m Cotton Tree Township: 400m Sunday markets: 400m Upcoming Maroochydore CBD: 600m Sunshine Plaza: 1km