

# 48 & 50 Railway Parade, Caboolture, Qld 4510

## House For Sale

Monday, 17 June 2024

48 & 50 Railway Parade, Caboolture, Qld 4510

Bedrooms: 3

Bathrooms: 1

Area: 1295 m2

Type: House



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## For Sale

Presenting an outstanding opportunity to purchase two side-by-side blocks in a quiet Caboolture street. There is an existing 3-bedroom house on 631m<sup>2</sup> at no. 48, which can be renovated to be owner-occupied or rented out. Alternatively, it may be demolished for redevelopment. No. 50 is set on 664m<sup>2</sup> and is essentially a vacant block with a couple of sheds, requiring minimal expense to remove. Each property faces north and offers an excellent 19.9m frontage, an element that canny investors will immediately appreciate. Zoned for General Residential, permissible building height is 12 metres.

LOCATION: Railway Parade is a wide, minimal-traffic street with ample parking, populated mostly by families. Bus stops and Caboolture train station are within walking distance, and within a short drive (or a gentle walk) are cafes, gyms, TAFE Queensland Caboolture Campus, Caboolture Showgrounds and Caboolture Country Markets. Aside from the local state catchment schools, there are plenty of private schooling options, including St Columban's College, St Peter's, Grace Lutheran College and St Paul's Lutheran Primary School. A number of medical and childcare facilities are nearby, and Caboolture Hospital is only 1.3km away. Shop nearby at Central Lakes Shopping Village or Pumicestone Village Shopping Centre. At each are supermarkets, cafes, restaurants and business services. Further afield are the Glasshouse Mountains for hiking, and the tranquil Godwin Beach, where fishing and crabbing combine with scenic beauty to create a wonderful lifestyle diversion for the day. Additionally, in just 45 minutes, you could be basking in the sun on a beautiful Sunshine Coast beach. For more information on the potential that this property could deliver for you, whether as an owner-occupier, property investor or developer, reach out to agent Andi Kovalcek today on 0450 240 518 to arrange an inspection.

Features you'll love:

- Total land size: 1295m<sup>2</sup> 631m<sup>2</sup> (no. 48) and 664m<sup>2</sup> (no. 50)
- 19.9m frontage on each block
- Zoned General Residential
- Permissible building height: 12 metres
- Existing house:
  - 3 bed, 1 bath
  - Lowset house
  - Polished floors
  - Air-conditioning
  - Kitchen: electric cooker, dual bowl sink, ample bench space and storage, breakfast bar
  - Separate living and dining
  - Bathroom: shower-over-bathtub, separate toilet
  - Internal laundry with outdoor access
  - Linen closet
  - Security screens

Location:

- State school catchment: Caboolture SS and Caboolture SHS
- St Columban's College, St Peter's, Grace Lutheran College and St Paul's Lutheran Primary School all nearby
- 850m to Caboolture train station
- 1.2km to TAFE Queensland Caboolture Campus
- 1.2km to Caboolture Square
- 1.3km to Caboolture Hospital
- 1.6km to Central Lakes Shopping Village
- 3.9km to Caboolture Golf Club
- 20-minute drive to Glasshouse Mountains
- 20-minute drive to Godwin Beach

Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.