

# 7 Sproule Street, Bowen, Qld 4805

## Residential Land For Sale

Thursday, 13 June 2024



7 Sproule Street, Bowen, Qld 4805

Area: 1214 m2

Type: Residential Land



Kyli McCrae  
0438724700

**\$349,000 plus GST if Applicable**

With low impact industrial zoning this parcel of land is the ideal site to establish your business. If you need space to store your trailers, work cars, tools and materials then this site is a must see. Already established with TWO shed areas and excellent security, this site is ready to occupy immediately. The back shed is an old storage shed with three bays and is ideal to store materials, then the front shed is a modern block construction with a large high clearance electric roller door at the front and a secondary loading door on the side. This building may even have potential to be converted to a small residence (STCA). If you have high trailers or even boats/ caravans that need a home, this site delivers. Located right in the middle of town but in a very quiet street, this location is close to everything you will need and it is very accessible. The block offers a huge 1214m<sup>2</sup> of area, this site is fully fenced and there are two electric gates at the front ensuring the site is safe when unattended. Move your business here, use the site for storage OR explore the option a making this into your new homesite. Act quickly, sites of this nature are very rarely offered for sale. This sale is SUBJECT TO GST IF APPLICABLE.