

11 and 13 First Avenue, Woorim, Qld 4507

House For Sale

Wednesday, 26 June 2024



11 and 13 First Avenue, Woorim, Qld 4507

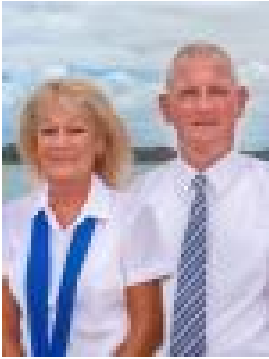
Bedrooms: 6

Bathrooms: 2

Parkings: 5

Area: 1206 m2

Type: House



Brett Debbie Boettcher
0409070402

\$3,445,000

Two separate adjoining allotments on separate titles to be offered together as a Blue-Chip Development Site. A rare opportunity for the astute developer to purchase these two adjoining sites in an unparalleled location in the heart of Woorim. This is a significant development prospect in a supply constrained market. Features and inclusions: * Zoned Next Generation Neighbourhood suitable for unit development (subject to council approval) * Combined adjoining blocks total 1206m² * Double corner position offering 3 street frontages - this is a prominent central location * Level site in the heart of Woorim within a designated "Recreational Precinct" * Next door to the Post Office and adjoins public carpark * Close to local shops, restaurants and other facilities and services including the Blue Pacific Hotel and Bribie Island Surf Club * Wide road frontage to First Ave including a total street frontage of approximately 100.65m (comprised of Cypress Ave approx. 30.195m, Jacana Lane approx. 30.195m and First Ave approx. 40.260m) * Wide exposure to First Ave on the preferred city side of the road * Generous road reserves on First Ave and Cypress Ave in close proximity to parks, gardens and landscaped urban streetscapes hosting walkways, cycle paths incorporating several sculptures and Art installations by acclaimed International Artists * The South-eastern orientation faces the patrolled section of Woorim beach which is the closest surf beach to Brisbane * The property comprises 2 separate titles and includes 2 separate established and fully tenanted homes offering a secure holding income. Enjoy the amenities of the vibrant Woorim Village - Post Office, Chemist, Doctors, Cafes, the famous Blue Pacific Hotel, Surf Club, waterfront parklands and walking/cycling pathways at your doorstep. * See Information Memorandum above for further details. **DISCLAIMER:** First National Real Estate Bribie Island agents have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries and due diligence to verify the information contained herein.