

12 Waterloo St, Cleveland, QLD, 4163

McGrath

Sold House

Thursday, 22 August 2024

12 Waterloo St, Cleveland, QLD, 4163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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CENTRAL CLEVELAND – POTENTIAL MEDICAL AND HEALTH BLUE CHIP OPPORTUNITY ON PRIME 809M2 DEVELOPMENT SITE (ZONED MDR 4)

This prestige site occupies 809m² of prime land just metres from Cleveland's town centre and boasting panoramic bay views of Raby Bay's Harbour Precinct and beyond from the expansive 40 metre northern facing boundary from the higher floors of any potential development.

Zoned MDR4, this prime allotment represents 'position perfect' for a new residential development commanding a premium price with picturesque views, or opportunity to establish a medical or health care centre with its high exposure location, or land banking for your future investment.

Boasting an approximate 20 metre frontage and up to 40 metre depth, recent planning advice suggests the 809m² site is able to accommodate up to approximately 6 storey unit development (STCA)* or multiple other uses given its principal location and zoning.

Planning advice also suggests that the property can also be used for (STCA)*:

- Medical Centre
- Health Care Centre
- Multiple Dwellings
- Residential Care Facility (including NDIS)
- Retirement Facility
- Rooming Accommodation
- Short Term Accommodation

Also within walking distance of Raby Bay's Harbour Precinct, Redland's Performing Arts Centre, Cleveland's CBD, Redlands RSL, parks, playgrounds, charming pathways and surrounded by excellent public transport routes (buses and trains) as well as an abundance of cafes, restaurants and shops.

The location's exclusive lifestyle appeal lends itself to the creation of a deluxe enclave exhibiting sweeping northerly views of the bay as well as capturing the tranquility of the community green spaces in the nearby nature reserves and parks making this site a very desirable and walkable location.

Currently accommodating a duplex with a rental return to cover some of the holding costs while future plans for the property are undertaken, this is a truly unique opportunity with multiple potential uses (STCA)*.

Exclusive property highlights:

- 160 m radius to Redlands Performing Arts Centre
- 210 m radius to Cleveland Early Learning Centre
- 210 m radius to Merv Genrich Park
- 300 m radius to Cleveland Library
- 300m radius to an abundance of strip type retailers, cafes, doctors, allied health, dentists and other services
- 350 m radius to Redland's Business Centre
- 450 m radius to Cleveland train station
- 500 m radius to Coles / Woolworths
- 750 m radius to Raby Bay Harbour Precinct
- 850 m radius to Cleveland State Primary School
- 850 m radius to Cleveland Primary School
- 950 m radius to Cleveland District State High School
- 3.1 km radius to the Redland Hospital
- 33 km radius to Brisbane Airport
- 10 minute walk to Redlands RSL

- 14 minute walk to Cleveland Bowls Club

*Subject to Council Approval (the Redland City Council).