

**534 Main Road, Wellington Point, QLD, 4160**

**McGrath**

**House For Sale**

Thursday, 22 August 2024

534 Main Road, Wellington Point, QLD, 4160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Massive Opportunity in Central Wellington Point

2251m2 of prime development potential.

Information memorandum available on successful qualification.

This high profile, potential development site, includes a well known local landmark in the Redlands having operated as a fuel station and subsequently a mechanical workshop for many decades and is located on a major arterial road leading to Wellington Point from the west. The second dwelling is a residential home.

Subject to council approval potential purchasers may consider the following options.

Subdivision into 4 or 5 residential blocks

Neighbourhood Centre, Fuel Station or Childcare Centre (Impact Assessable)

The two existing buildings are a 4bed, 2bath, 2 car brick and tile lowset and an ex-fuel station currently being used as a mechanical workshop. There are two tenancies in place, details of which are available as part of information memorandum.

There is excellent public transport infrastructure with Bus and Train options nearby. The location is in easy walking distance to both Wellington Point State and High School as well as the town centre, Redlands Sporting Club and Wellington Point Farm Market.

Wellington Point is regarded as one of the Redlands Coast's premier suburbs and it is easy to see why, boasting kilometers of coastline, Wellington Point foreshore parklands and access to King Island. It is a true lifestyle suburb with some of the Redlands most expensive real estate.

Known throughout the Redlands and Brisbane for it's cafe and dining culture Wellington Point town centre has a broad array of gastronomic delights.

The subject property is only 37 minutes (estimate) to the Brisbane CBD

Wellington Point is a fully established, highly sought after, premiere Redlands Coast suburb which has seen dramatic growth. At the time of publishing Wellington Point had experienced 37.2% growth in the preceding 12 month period.

Complete with waterside lifestyle this is a smart choice of suburb if you are an investor looking to increase your portfolio in South East Queensland.

For investors wanting to know more about Wellington Point, it is approximately 9.7 square kilometres of which 25 parks make up 17.3% of the total area. It has a growing population with an increase of 0.62% between 2016 and 2020 and had a population of 12,399 at that time (estimate). Predominantly the age group in Wellington Point is 50-59 years. Households are primarily couples with children. In general, people in Wellington Point work in a professional occupation. The current median price in Wellington Point for houses is \$995,000 and for units is \$522,000.