

# Lot 1, 236 North Arm Yandina Creek Road, North Arm, Qld 4561



## Sold Residential Land

Tuesday, 19 March 2024

Lot 1, 236 North Arm Yandina Creek Road, North Arm, Qld 4561

Area: 6006 m2

Type: Residential Land



Mark Rodes  
0432074867

## Contact agent

Lot 1 Tatnell Place (off 236 North Arm Yandina Creek Road), North Arm Over the next month we are finalising a 10-lot acreage estate just one km from the local state primary school. What an opportunity... the kids can walk to school from their new home on acreage. Now you don't see this convenience very often! The location is on the east side of the M1 in a rural setting in the emerging development estate, with a current population density of only 47 persons per square km for the suburb. Lot 4 has already gone through Subdivision Approval and now has only Civil Planning Approval & construction to be completed and should be ready to be built upon within six months, weather permitting! The estate is exclusively reserved for Single Unit Dwellings (no duplexes or townhouses) and is surrounded by long established family homes on acreage. Features at a Glance:

- Benched building pad site
- Drinkable quality water bore sunk and capped
- Cul-de-sac access off North Arm Yandina Creek Road
- Elevated 6,006 sqm block in serene country setting
- 3,390 sqm building envelope
- Large street frontage with no driveway access restrictions
- Underground services excluding town water and sewer to front boundary
- No Estate covenants or restrictions
- Southerly elevated orientation
- 8 minutes drive to Yandina (very popular Saturday markets) and train station
- 8 minutes drive to M1 access
- 15 minutes walk to the North Arm State Primary School
- 23 minutes to Coolum Beach
- 2 minutes drive to the Eumundi Conservation Park (494 ha.)

This location is second to none, delivering the perfect balance of country community living and the convenience of everything living on the Sunshine Coast has to offer. Some of the many local attractions include Spirit House Thai Restaurant & Cooking School, Ginger Factory, Nutworks and the Chocolate Factory and Wappa Falls Astronomical Observatory. With four lots already taken, quality acreage land parcels are becoming an increasingly scarce commodity these days. This is an incredible chance to secure your position within this unique and pristine location so... Call Mark today on 0432 074 867 to discuss the possibilities... Note: The home pictured will be built on Lot 2

Disclaimer: We 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 to verify the information contained herein.