

# Lot 2, Tuan Esplanade, Tuan, Qld 4650

## Sold Residential Land

Friday, 3 November 2023

Lot 2, Tuan Esplanade, Tuan, Qld 4650

Area: 1 m2

Type: Residential Land



Ali Zengin

**\$420,000**

\*\*\* Vendors are very motivated to sell now & are willing to consider all offers !\*\*\* Don't Miss this incredible opportunity ! If have you been yearning for a Coastal sea change. Then This exciting investment opportunity with its own private beach access is a dream come true! This Coastal Property is on the beachfront. With Glorious Views Overlooking Fraser Island. Located on the beach & only meters from the water- this Gorgeous foreshore property of nearly 4 acres may be one of your last chances to buy a coastal waterfront acreage that is Located only a couple of hours from the Sunshine Coast in a little-known new growth corridor, at an affordable & realistic price! Tuan is one of the Fraser Coasts' best-kept secrets. its A Small coastal pocket that is Surrounded by forestry & national parks. Not far from to Hervey Bay by boat, it is nestled Behind Fraser Island, providing calm sheltered & protected waterways. Tuan provides boat lovers Easy access to The Great Sandy straights . Having the the area's only full-access boat ramp, it is a bird lover and fisherman's paradise which attracts migratory species from all over the world. Folks, this area is destined to become very exclusive in the future as there is a very limited amount of land available. This property offers the new owners so many choices & is basically a blank slate. Subject to council approvals, - You can build a dream home with glorious water views of Fraser Island and the great sandy straights - You could subdivide into smaller lots & sell so you will basically have to pay nothing for your own build - You could land bank it & Keep it as an investment for development in the future. - You can generate an immediate income on this property- Previously the property has earned up \$1000 a month income in the holiday seasons by letting out campsites on Hip-Camp. Personally, if it were me -I would build a Muti-level luxury townhouse estate & design them all to take advantage of the glorious views overlooking the water & Fraser Island. Best of all it - this property is located only 15 minutes drive to the heritage town of Maryborough. Which is currently experiencing a lot of growth with new industries & jobs being created in the area, with the recent opening of two new ammunitions factories & the rail way manufacturing facilities. - You will be well-placed to capitalize on the ever-increasing demand.