

Lot no. 500 & 503, 67 Clayton Rd, Lammermoor, Qld 4703

Residential Land For Sale

Thursday, 6 June 2024

Lot no. 500 & 503, 67 Clayton Rd, Lammermoor, Qld 4703

Area: 10 m2

Type: Residential Land



Adam Kelly
0435812996



Pat ODriscoll
0418792571

Offers to Purchase

Offers to Purchase closing 12 July 2024 at 12 noon. Knight Frank Rockhampton & Region is inviting Offers to Purchase Lots 500 and 503, the premium englobo lots are ideally positioned in Lammermoor overlooking Rosslyn Bay Marina and Great Keppel Island to the east. The two (2) lots are situated approximately 6.8kms south of Yeppoon town centre, 4.3kms southwest of Keppel Bay Marina, and Lot 500 is approximately 900m from Lammermoor Beach. There are billions of dollars worth of infrastructure projects occurring in the region thanks to Federal and State Government infrastructure funding and grants. The vendors would consider a sale of the lots 500 and 503 in-one-line or individually. Key Features:- Lot 500 is 8.052Ha- Lot 503 is 2.886Ha- The lots are situated approximately 46kms north-east of Rockhampton and 4.3kms south-west of Rosslyn Bay Marina and are surrounded by existing residential development.- The median residential dwelling price in Yeppoon is \$604,000.00 (as of May 2024), up 8.9% over the last 12 months (YTD)- Zoned Low Density Residential under Livingstone Shire Council Planning Scheme 2018- Strong local residential market following population growth- There is a record of 67 sales of residential lots sized between 500 – 1,000 sqm in the last twelve (12) months YTD- Adjacent to lot 500 is Olive Dorey Park, which contains children's play equipment, BBQs and an off-leash fenced dog park.- The Rockhampton airport is approximately a 45-minute drive away.- Capricorn Coast and Rockhampton Region Gross Product (GRP) was \$7.3B (2021-22)- Population projections indicate that the population of the Capricorn Coast and Rockhampton area in 2046 is projected to increase to 159,370 persons.- A public bus stop is situated on Clayton Rd at the foot of Lot 500, which includes private school bus routes to several well-respected Yeppoon and Rockhampton schools as well as public routes. For further information please contact Pat O'Driscoll or Adam Kelly below