

# Lots 2,4 & 5, 56A Henry Street, Gympie, Qld 4570



## Residential Land For Sale

Tuesday, 11 June 2024

Lots 2,4 & 5, 56A Henry Street, Gympie, Qld 4570

Area: 1160 m2

Type: Residential Land



John McEwan

## New Land Available - Offers from \$265K

Available to purchase with titles now available, these three land parcels are ready to build on. Vacant land is rarely found in such a prime residential position, offering unrivaled proximity to Gympie District Hospital, Shopping Centres, and the Gympie CBD. These residential lots are attractively sized and priced, offering levelled house pads, ready for you to build your next home, residential investment, or to maximise your return with duplexes which could be built on lots 2 and 5 (subject to necessary approvals). Property features: \* Buy one or buy them all, three new, vacant freehold land- lots, with concrete driveway accesses/ bitumen road frontage, trenched town services to inside boundaries for easy utility connections - including water, sewer, underground power, phone and NBN! \* Established house pads, quality retaining, flat fully useable build sites, suitable for slab on ground and cost-effective build designs. \* Great aspects, elevated outlooks with views and breezes, positioned high and dry with no previous flooding impact or physical inundation. \* Residential Living - GRC zone code, no strict covenants. \* 1/56A Henry Street: Lot 4, SP318981, partially fenced at the rear, totaling 768 m2. Buyer's Guide - On Market from \$275K. \* 2/56A Henry Street: Lot 2, SP318981, mostly fenced, totaling 831m2. Investors take note; suitable lot size for duplex build options (STCA). Outstanding value and priced to sell. Buyer's Guide - On Market from \$295K. \* 61 King St, Lot 5, SP318981, partially fenced at rear and LH side, dual access via King Street, suitable for private driveway access, levelled house site with extra clean fill onsite if required. Sweeping views across the vacant nearby parkland, no inundation during recent or past flood events, lot totaling 1160m2 (1/4 acre+), suitable for duplex build options (STCA). Buyer's Guide - On Market from \$265K. \* Suitable for all professional health and service workers! RARE location within the stipulated distance and time limit restraints, applicable to fulfil positions for on call emergency support doctors, specialists, surgeons, and more. \* Local contract builder, offering and customising build options for all designs and budgets. Build plans and introductions available for qualified purchasers. \* Rare vacant land offerings in this location. \* Titles available immediately, contact agent for site inspections or further information. Positioned only one minute's drive from Gympie Hospital, 2 minutes to Gympie's CBD and shopping centres. Within walking distance to James Nash High School, Gympie West Primary School, Gympie Tafe, and The University of the Sunshine Coast Gympie Campus, this property offers unmatched convenience. Great rental returns are expected, generated via the prime proximity to the Gympie District Hospital, Emergency Department, and Emergency Services Stations. These lots are "On the Market", build now to build equity in your future! Don't delay contact marketing expert John McEwan on 0413198385, today! Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries to determine whether this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering any contract of purchase. Boundaries and lot sizes shown are approximate. Boundary dimensions specified are calculated at approximate averages and are not specific to any lot.