

**24 Tracey Street, Bowen, Qld 4805**

**Professionals**

**Residential Land For Sale**

Wednesday, 26 June 2024

24 Tracey Street, Bowen, Qld 4805

Area: 1012 m2

Type: Residential Land



Brian Sellars  
0418185855

**\$250,000**

SO RARE - An ideal homesite CLOSE TO THE BEACH - AT THE BEACH! This is Queens Beach's finest homesite opportunity with Medical Centre and Primary School very very close. It is 1,012 sq. metres and fully fenced with great access. The side street, one door away, is Bryant Avenue and leads you straight to the beach, parkland and walking paths via a path beside the tennis club. More than a homesite, this one is zoned for multi-unit development and a DA for 4 villa units would be the logical choice for this land being near to the Queens Beach primary school, cafe, cinema, pub and golf course. It is hard to imagine a better spot for this type of development. A similar development was completed on the adjoining land very successfully. But if development is not your thing then build your home here as this is a great neighbourhood with many features and advantages which will help make your lifestyle match your dreams. A large site like this is perfect for a quality family home and has plenty of extra room for a shed and pool. The land has been levelled and soil tested and it is fenced. It is fully serviced making it easy to get started with your dream home. The primary, preschool and a day-care centre are so close just up the street. With a full 20 metre frontage to Tracey Street and an approximately 50 metre depth the scope for you to build on the site is ideal. This is freehold land and is located in the best beach neighbourhood in Bowen. Yes, this is a rare parcel and yes, you will be very pleased to be the owner. Definitely you will agree that living here makes for a sublime seaside experience. Call us today for more information.