



SOLD

***** MOTIVATION THE KEY - RESIDENTIAL WITH COMMERCIAL FRONTAGE IN COOMERA *****

Why miss this opportunity..... BUY IT TODAY or kick yourself in years to come. With the urban foot print now changed, development opportunities are becoming limited, why miss this one, MAKE AN OFFER TODAY.

An opportunity has surfaced for a savvy developer to snap up 3 ha of prime development land in the heart of Coomera. Just 600 m walk from the "Under Construction" Westfield Shopping Centre at Coomera and Train station it is perfect for re-sale purposes. BUT WAIT.....Collect a steady flow of income through the dwellings on the property whilst waiting for your DA Approval. Located on the property is a timber colonial style 3 Bedroom home with that special rustic feel.

Fully cleared this property sits on the corner of Foxwell Road and Shipper Drive, with dual street frontage the property would set up for an exceptional complex with the construction of a mixture of Townhouse 2 & 3 Storey and Unit or Apartments up to 6 Storey and may potential hold up to 400 dwellings on the site. Adjoining is "Tri-Care" retirement living which is under construction and the proposed 5 Star Resort down at the Gold Coast City Marina being just 500m away which is perfect for those investors on visits to the Coast.

Conveniently situated minutes from all the creature comforts for the family. Coomera Rivers State School, Coomera Anglican College and several child care centres a minute away, Woolworths, Restaurants, Bakery, Newsagents, BWS and Cafes, all located within 2 minutes drive. 2 minutes drive to the M1 motorway, close to all theme parks, sporting facilities and also the TAFE this property has it all.

With the future Hospital and possible Education precinct close by this is a rare opportunity that wont last. Land bank or immediate development take your pick the gold awaits someone at the end.

*** All infrastructure are handy to the property and a real treat for those wanting ease of development. The mains water is on the Foxwell Road boundary (North) and the sewerage connection is on the Shipper Drive side (southern corner of the block)

** please note that the relocatable dwelling on the property is not included in the sale and is part

0 BED | 0 BATH | 0 CAR

PRICE:
\$6,200,000

OPEN FOR INSPECTION:
N/A



Aaron Squires
0466824668
freedomgroup@atrealty.com.au
www.atrealty.com.au