

SOLD

PRIME 1 1/2 ACRE LOT WITH POTABLE WATER BORE

Lot 1 Tatnell Place (off 236 North Arm Yandina Creek Road), North Arm
Over the next month we are finalising a 10-lot acreage estate just one km from the local state primary school.
What an opportunity... the kids can walk to school from their new home on acreage. Now you don't see this convenience very often!

The location is on the east side of the M1 in a rural setting in the emerging development estate, with a current population density of only 47 persons per square km for the suburb. Lot 4 has already gone through Subdivision Approval and now has only Civil Planning Approval & construction to be completed and should be ready to be built upon within six months, weather permitting! The estate is exclusively reserved for Single Unit Dwellings (no duplexes or townhouses) and is surrounded by long established family homes on acreage.

Features at a Glance:

- Benched building pad site
- Drinkable quality water bore sunk and capped
- Cul-de-sac access off North Arm Yandina Creek Road
- Elevated 6,006 sqm block in serene country setting
- 3,390 sqm building envelope
- Large street frontage with no driveway access restrictions
- Underground services excluding town water and sewer to front boundary
- No Estate covenants or restrictions
- Southerly elevated orientation
- 8 minutes drive to Yandina (very popular Saturday markets) and train station
- 8 minutes drive to M1 access
- 15 minutes walk to the North Arm State Primary School
- 23 minutes to Coolool Beach
- 2 minutes drive to the Eumundi Conservation Park (494 ha.)

This location is second to none, delivering the perfect balance of country community living and the convenience of everything living on the Sunshine Coast has to offer.

0 BED | 0 BATH | 0 CAR

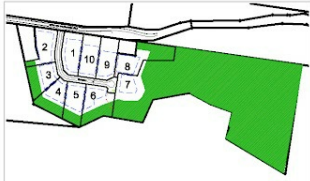
PRICE:
\$893,500

OPEN FOR INSPECTION:
N/A



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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF EXCAVATION.



OVERALL SITE KEY PLAN

LEGEND

	PROPOSED ALLOTMENT
10	LOT NUMBER
LOT AREA 6000 m ²	LOT AREA
BUILD ENV. 3000 m ²	BUILDING ENVELOPE AREA
	ENVIRONMENTAL COVENANT
	BUILDING ENVELOPE
	EASEMENT

SCALE 1:750 (A1) - 1:1500 (A3)

Check all dimensions before commencement of work. Check site boundaries immediately from the 'As Shown' Check Building Boundary compliance by set out. Notwithstanding the information is provided on this drawing, the location, depth and extent of underground or overhead services are to be confirmed and marked as soon as they are identified prior to commencement of work.

Checked - CJT Designed - SA Scale - AS SHOWN	<table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Issue	Date	Description	By					<p>Consulting Civil & Structural Engineers Project Management & Planning</p> <p>154 BURDETT AVENUE PO BOX 18 MORNINGTON ISLANDS QLD 4088 B.M.A. ENGINEERS@COVEY.COM.AU</p>	<p>Approved</p> <p>Drawing title - OVERALL LAYOUT SALES PLAN SHEET 1</p>	<p>Project - RURAL RESIDENTIAL SUBDIVISION Client - TIPRUSH PTY LTD</p>	<p>Site - 236 NORTH ARM YANDINA CREEK ROAD, NORTH ARM, QLD 4561</p>	<p>Project No. 212900 Sheet No. SP100 Digital Ref. www.atrealty.com.au/212900 Issue: A This document is copyright and shall not be copied without written approval, nor shall the usual except for the Development and the Site Specific. 18/10/2023 10:41</p>
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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