



SOLD

PRIME 1 1/2 ACRE LOT WITH POTABLE WATER BORE

Lot 4, Tatnell Place (off 236 North Arm Yandina Creek Road), North Arm

Over the next month we're 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 also has Civil Planning Approval. With construction now to be completed the new Owners should be ready to built within four 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:

- Cul-de-sac access off North Arm Yandina Creek Road
- Near flat 6,003 sqm block in serene country setting
- 2,212 sqm building envelope
- 24.8m frontage with no driveway access restrictions
- Underground services excluding town water and sewer to front boundary
- Drinkable quality water bore sunk and capped
- No Estate covenants or restrictions
- Easterly 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 Coolum 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:
\$780,000

OPEN FOR INSPECTION:
N/A



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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.