



SOLD

PRIME 1 1/2 ACRE LOT WITH POTABLE WATER BORE

Lot 6 Tatnell Place (off 236 North Arm Yandina Creek Road), North Arm

Over the next four months we're creating 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:

- Cul-de-sac access off North Arm Yandina Creek Road
- Near flat 7,661 sqm block in serene country setting
- 2,028 sqm building envelope
- 55.8 m 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 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

0 BED | 0 BATH | 0 CAR

PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



Mark Rodes
0432074867
markr@atrealty.com.au
www.atrealty.com.au

