

# FOR SALE

## PRIME OPPORTUNITY IN EVERTON PARK: A UNIQUE SPACE FOR DEVELOPERS, BUILDERS & COMMUNITY VISIONARIES!

Everton Park is a growing hub for innovation and collaboration. Recent regeneration over the past decade has seen this area transform making it highly desirable for people to live and businesses to thrive. This corner property is a rare gem, perfect for transforming into a dynamic centre for meetings, events, and community activities or potentially residential (STCA), zoned LMR2 Low-medium density residential (2 or 3 storey mix).

### Key Features:

- Prime Location: 938sqm of prime land in the heart of Everton Park, one of the Northside's most sought-after spots.
- Zoned LMR2 Low-medium density residential (2 or 3 storey mix).
- 7 car parking spaces
- Close to the City and within easy reach of the Bruce Highway.
- Everton Plaza, Everton Park Shopping Centre, Brookside and Westfield Chermside are only a short distance away as are parks, schools and public transport.
- Unique Building: potential for renovation or development.
- Large Versatile Space: Perfect for community gatherings, meetings, or creating a multi-functional space - 600m2 of existing floorspace.
- Developer's Dream: Ample room for customisation, expansion, or new projects.

Don't miss the chance to create something extraordinary in Everton Park. Schedule your inspection today and start building your vision in this one-of-a-kind location on just under a quarter of an acre of prime land!

2 BED | 2 BATH | 1 CAR

### PRICE:

Taking offers now!

### OPEN FOR INSPECTION:

N/A

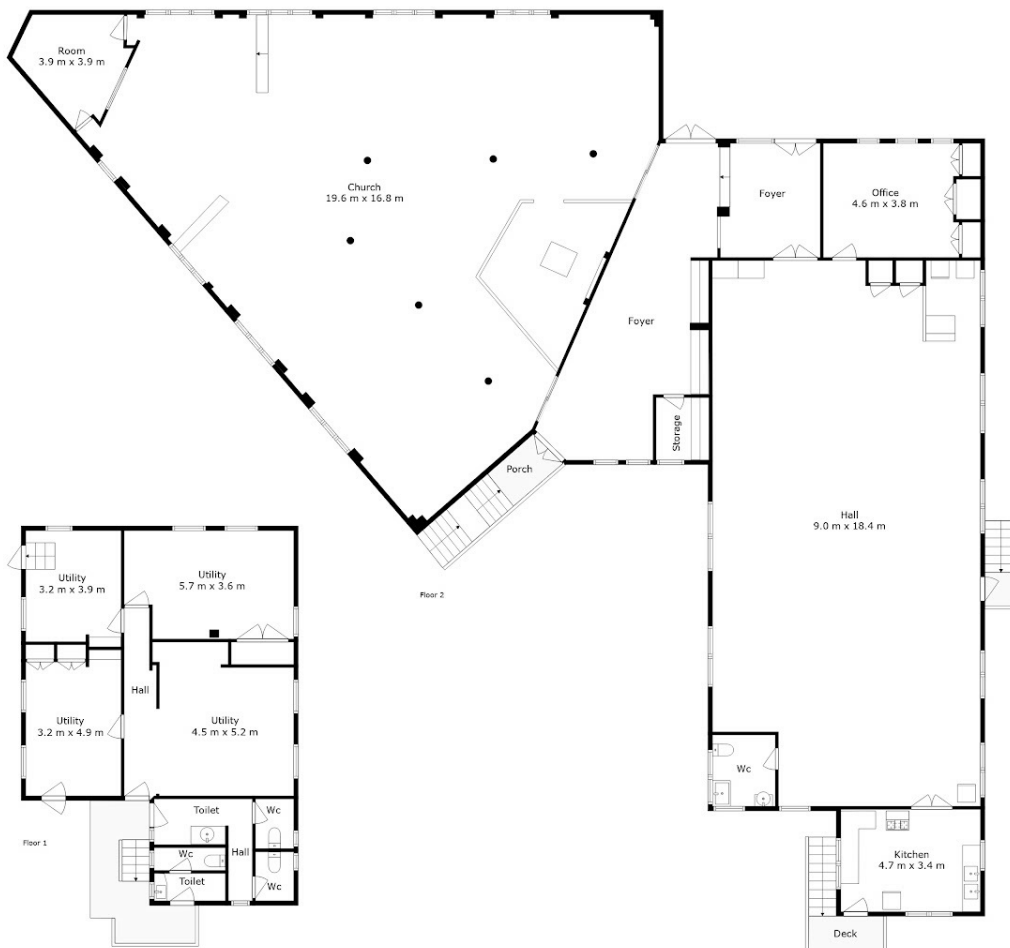


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## 27 Mcilwraith Street, Everton Park

Total Area: Approx. 591 m<sup>2</sup>

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries



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.