



# Sold

## BAYSIDE ENCLAVE - PRIME DUAL-LOT OPPORTUNITY IN SOUGHT-AFTER THORNESIDE.

3 BED | 1 BATH | 6 CAR

13-15 Roy Street, Thorneside, QLD, 4158

A rare and highly coveted landholding, this 1,012m<sup>2</sup> dual-lot property presents an exceptional opportunity in one of Thorneside's most exclusive and tightly held neighbourhoods. Ideally situated just minutes from the water, parks, and vibrant local cafes, this site offers immense potential for visionary developers and investors seeking to create something truly remarkable.

Located close to the Esplanade, waterfront reserves, and top local amenities, this property seamlessly combines lifestyle appeal with exceptional flexibility for future plans. The existing brick home provides an initial residence (requiring some TLC) or can be demolished to maximize development potential—allowing you to land bank, renovate, or leverage the two-lot configuration (subject to council approval).

### Key Highlights:

- 1,012m<sup>2</sup> total two separate titles (each approximately 506m<sup>2</sup>)
- Elevated position, flat terrain.
- Original brick residence with three bedrooms and a large carport—an ideal project for renovators
- Spacious freestanding shed suitable for storage/workshop.
- Peaceful, family-friendly neighbourhood with a genuine community atmosphere

PRICE:  
\$1,350,000

OPEN FOR INSPECTION:  
N/A



**Greg Pratt**  
**0413 624 308**  
 greg@coastaledgerealestate.com.au

