



FOR SALE

PRIME POTENTIAL DEVELOPMENT OPPORTUNITY – 4,052 M²

A rare chance to secure a 4,052m² site with an existing dwelling in the heart of Lilywood, opposite Coles Lilywood and the planned Lilywood Village Precinct.

Directly adjacent to the Caboolture West Priority Development Area, this highly exposed site sits along Caboolture River Road—an emerging major connector set to benefit from significant residential growth, new retail, schools, and employment hubs.

With strong future traffic volumes, outstanding visibility, and limited early-entry opportunities available, 464 Caboolture River Road offers exceptional long-term development and investment options in one of South-East Queensland's fastest-growing corridors.

Key Features

- Total Land Area: 4,052m²
- Frontage: Approx. 37.5 metres
- High-profile location with high exposure vehicle traffic
- Current Zone: Rural Res

Investment Highlights

- Located in the Moreton Bay Region, one of Australia's top three fastest-growing areas
- Adjacent to the New Lilywood Coles Shopping precinct
- Exceptional exposure and street presence

COLES LILYWOOD LANDINGS COMING SOON <https://lilywoodlandings.com.au/coles-supermarket-retail-new-shopping-centre-in-the-works/>

<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/Caboolture-West-Planning-Process>

Home Features

- 3 bedrooms plus study
- 1 Bathroom
- Modern kitchen with walk in pantry

3 BED | 1 BATH | 2 CAR

PRICE:

Expressions of Interest

OPEN FOR INSPECTION:

N/A

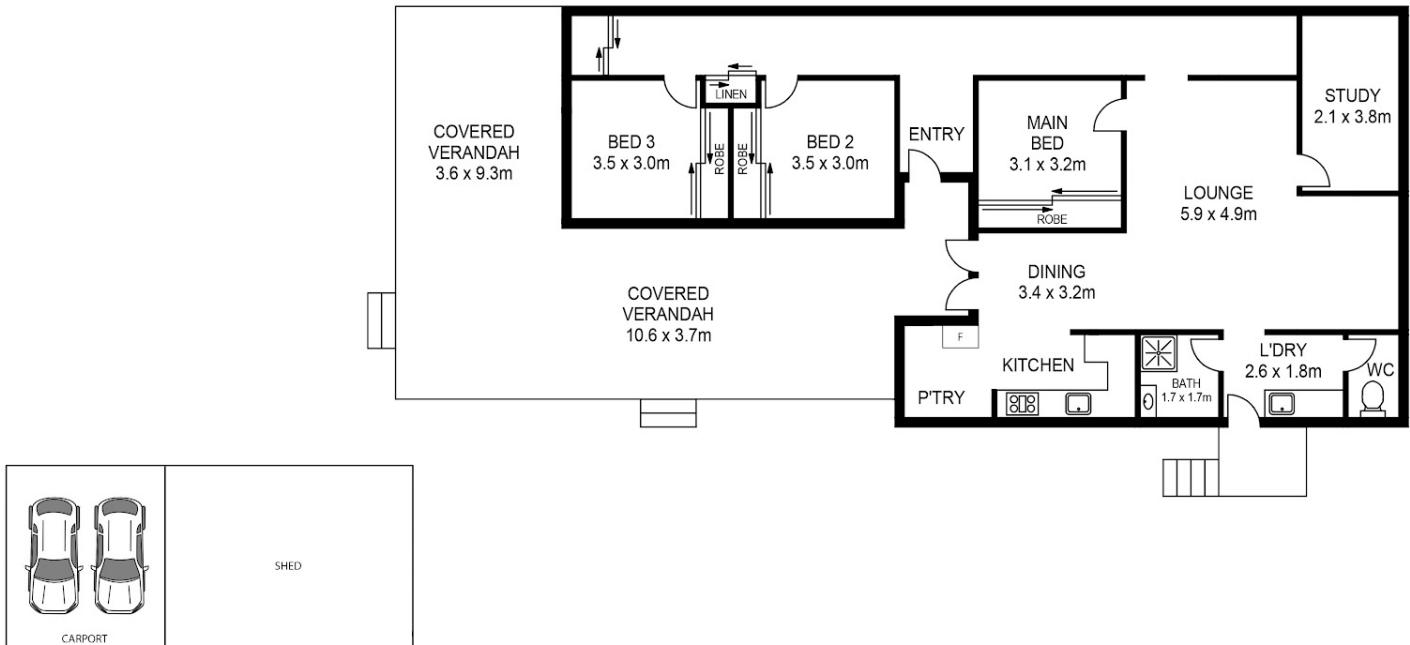


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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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.