

464 CABOOLTURE RIVER ROAD, UPPER CABOOLTURE, QLD, 4510



# FOR SALE

## PRIME POTENTIAL DEVELOPMENT OPPORTUNITY – 4,052 M<sup>2</sup>

A rare chance to secure a 4,052m<sup>2</sup> 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: 4,052m<sup>2</sup>
- 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 LILLYWOOD 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:

SUBMIT ALL OFFERS

### OPEN FOR INSPECTION:

May 23 at 12:00pm - 12:30pm

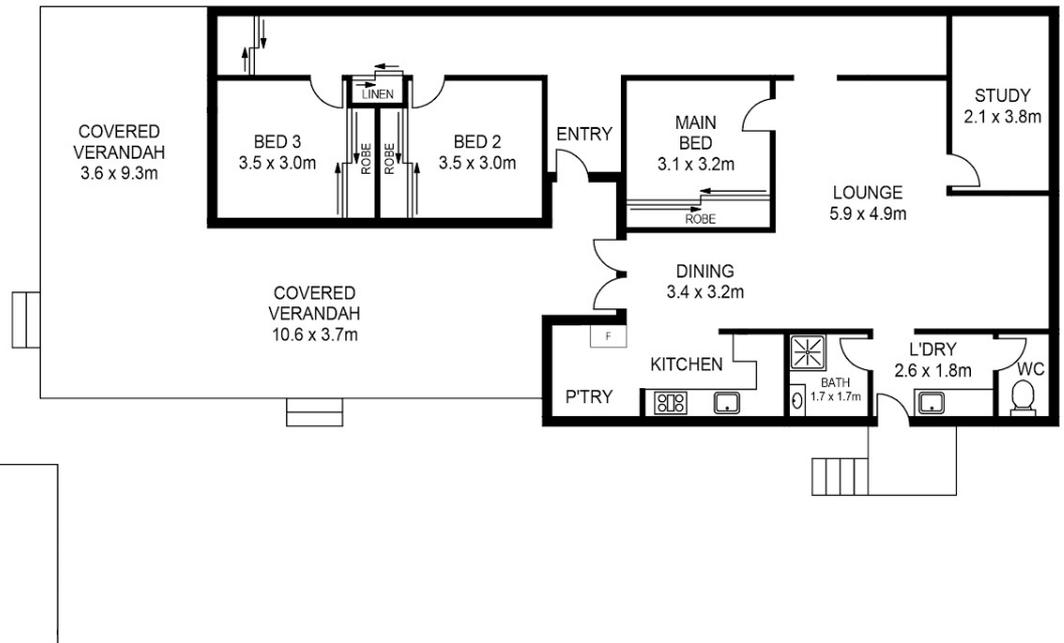


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### FLOOR PLAN

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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.