



# FOR SALE

## PRIME 1.65HA DEVELOPMENT SITE - GOONDI BEND QLD

Nestled in the heart of Queensland's fertile Cassowary Coast Region, this exceptional 1.65-hectare commercial development opportunity at Lot 7 Goondi Mill Road presents an unparalleled chance to establish your business presence in one of the region's most strategically positioned locations. This prime commercial land sits within Goondi Bend, a thriving mixed-use community that perfectly balances agricultural heritage with modern convenience, making it an ideal foundation for your next venture.

The expansive 1.65-hectare parcel offers endless possibilities for commercial development, whether you're envisioning retail spaces, industrial facilities, or mixed-use projects. With the prestigious Bruce Highway (Palmerston Drive) providing seamless connectivity, your future development will benefit from exceptional exposure and accessibility that connects directly to major regional centres and beyond.

Location advantages that set this property apart include:

- Direct access to the Bruce Highway ensuring maximum visibility and customer accessibility
  - Strategic positioning within the Cassowary Coast Region's commercial corridor
  - Proximity to established residential communities providing a ready customer base
  - Connection to the North Coast railway line enhancing logistics and transport opportunities
- Corner position Bruce Highway and Goondi Mill Road.  
Excellent exposure and access

Goondi Bend's rich agricultural landscape, dominated by thriving sugarcane operations, creates a unique business environment where traditional industry meets modern opportunity. The locality's mixed-use zoning provides flexibility for various commercial applications, while the established infrastructure ensures your development can connect seamlessly to essential services.

The community itself offers remarkable stability with a population of 570 residents who value both progress and tradition. Local families benefit from quality education through Goondi State School, which serves 359 students and demonstrates the area's commitment to growth and development. The school's presence indicates a stable, family-oriented community that supports local business ventures.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$2,269,500

OPEN FOR INSPECTION:  
N/A



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