



FOR SALE

PRIME DEVELOPMENT OPPORTUNITY - 1,460M² WITH DUAL STREET FRONTAGE

An outstanding opportunity for developers, investors and astute buyers looking to capitalise on a substantial landholding in a highly convenient Gympie location.

Positioned on an expansive 1,460m² allotment with the significant advantage of dual street frontage, 9 Crown Road presents an exciting opportunity to unlock the potential of this centrally located property. With its generous dimensions, established residential setting and proximity to Gympie's CBD, the property offers a compelling proposition for those with an eye for development, subdivision or future capital growth.

The substantial landholding and dual-street access create interesting possibilities for subdivision or redevelopment, subject to Council approval and relevant planning requirements. Whether you're considering creating additional residential lots, investigating development options or securing a strategically located property for the future, this is an opportunity worthy of serious consideration.

Adding further value is the existing character Queenslander, offering three bedrooms, two bathrooms and generous proportions. The home provides an opportunity to renovate and enhance its traditional appeal, establish a principal residence or explore its potential as an investment property while considering the site's longer-term possibilities.

Location is another significant advantage. Just minutes from Gympie's CBD and within easy reach of shopping centres, schools, medical facilities, parks and essential services, the property offers the accessibility and convenience that underpin strong residential appeal.

Property Highlights

- Substantial 1,460m² landholding in a convenient, established Gympie location
- Dual street frontage providing flexibility for future planning and access
- Potential subdivision or redevelopment opportunities, subject to Council approval
- Existing character Queenslander with three bedrooms and two bathrooms
- Renovation and value-adding potential to enhance the existing residence
- Multiple investment possibilities for developers, renovators and buyers with a long-term vision

3 BED | 2 BATH | 1 CAR

PRICE:
\$750,000

OPEN FOR INSPECTION:
N/A



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9 Crown Road

TOTAL UNDER ROOF AREA: 502 m2
 2nd Floor: 135 m2
 Shed: 7 M2, Basement: 135 M2, Carport: 179 M2,
 Covered Deck: 46 M2

Measurements Are Deemed Highly Reliable But Are Not Guaranteed



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.