36 NORMAN STREET, GORDONVALE, QLD, 4865









FOR SALE

THE ULTIMATE LIVE & WORK SETUP OR PRIME DEVELOPMENT SITE

Positioned right in the absolute centre of Gordonvale's town centre, this classic highset Queenslander sits on a premium highly sought after 1,012m² block (quarter-acre).

Zoned for commercial / town centre use and boasting prized rear laneway access, property opportunities of this scale and versatility are exceptionally rare in today's market.

Whether you are looking to preserve a slice of local character, run a thriving business from home, or capitalize on a blank canvas commercial development, this property holds the key to your next big move.

Option 1: The Character Lift & Home Business Hub

Embrace the ultimate live & work lifestyle. The classic highset layout offers the perfect foundation to raise and build underneath. Run your home business, boutique retail shop, professional suites on the ground floor with maximum street exposure, while living comfortably upstairs. (STCA)

Option 2: The Core Commercial Rebuild

Unleash the full potential of the 1,012m² block. With town centre zoning, you can remove the existing dwelling to design a brand new, purpose built commercial premise / multi tenancy retail strip. The dual street frontage allows you to keep your main street facade premium and customer focused, while seamlessly directing stock deliveries, heavy vehicles, and staff parking through the secure rear lane access.
(STCA).

Option 3: The Grand Residential Homestead & Central Lifestyle

For the pure lifestyle buyer, this is your chance to secure a massive 1,012m² block with unmatched town centre convenience. Forget long commutes and school runs, everything is right on your doorstep. Keep the Queenslander as a dedicated family residence, renovate to suit and utilize the massive yard to build a shed and add a pool. The rear laneway access provides the

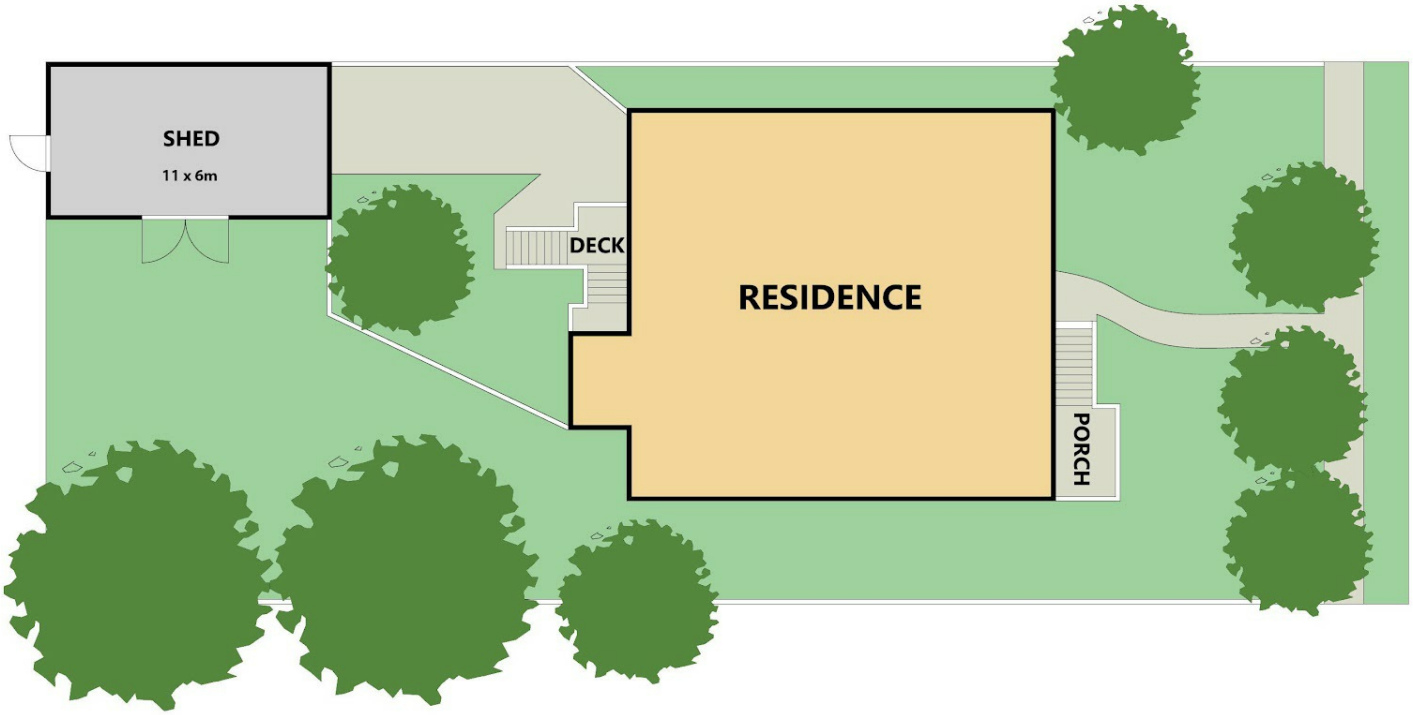
4 BED | 1 BATH | 0 CAR

PRICE:
Offers Over $760,000

OPEN FOR INSPECTION:
N/A



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SITEPLAN

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.

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