

Sold

568 Old Gympie Rd, Elimbah



## SELLING REGARDLESS - URGENT!

Reside, rent out, land bank, split, rent out or develop!

NOTE: Moreton Bay City Council is currently in possession of new information regarding the contours of No.568 Old Gympie Road, Elimbah. The property is to receive attention from the Council's Strategic Planning Team, and any new potential Developer enquiries should contact the Moreton bay City Council All potential development proposals are subject to final approval from Council!

The heading shouts out the obvious options on offer to a variety of buyers!

Maybe you want to upsize from a smaller acreage for horses or other animals, or downsize from a family homestead that's too far away from a major hospital, or you're a developer who loves to hold land like this with multiple incomes from a couple of dwellings while you design a small subdivision?

Developers will also recognize the future expansion plan for this region, due to the North Brisbane Bruce Highway Western Alternative which includes a new transport corridor between Beerburum and Bald Hills.

Multiple rents from 2 (two) dwellings produce a sounds financial buffer against the normal outlays of utilities like rates and water, and that's certain to grab your attention when factoring in all expenditure for any project.

 6  2  2.13 ha

Price	SOLD
Property Type	Residential
Property ID	11256
Land Area	2.13 ha

### AGENT DETAILS

Colin Street - 0417 795 853

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



Nestled away from the bustle of everyday life, this property offers an unexpectedly peaceful retreat. Despite its somewhat cluttered, junkyard like appearance, there's an undeniable charm to the site that makes walking around feel incredibly private and serene.

The owner 568 has held his property for about 30 years. So, why sell now? Because it's the right time for them to move onto another chapter.

Caboolture CBD is an easy 5-10 minute drive away, and provides quick access to the Citytrain from Elimbah or Caboolture Station, or highway north or south for a work commute or easy journey on weekends to head to the Beaches.

Primary and High Schools are close by too, as well as a Private School up the road:

Elimbah State School caters for prep to Year 6 and is 2.1km away.

Tullawong State High School is a co-ed School for yrs7-12, and is about 5kms away.

The Caboolture Hospital attracts some of the best Doctors, Nurses and Specialists from all over the world, and the extensive upgrade to this hospital over recent years has attracted new residents from interstate and intrastate for the expanding growth corridor of Caboolture and surrounding areas.

The sellers are looking for a short settlement to move forward and will also look at renting the property back from the buyer for a short period if requested.

All private inspections are to be by appointment.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*