







NO MORE ENQUIRIES PLEASE, AS THE CONTRACT HAS REACHED AN UNCONDITIONAL STATUS!

Discover the potential of this four (4) bedroom dwelling on an expansive 1277 m² commanding corner site at 57 Railway Parade, Caboolture!

It's indeed a rare gem to find such a generous and commanding corner block in the thriving 4510 postcode community.

Reduced to sell from a potential $750,000 value to account for some time the new Owner will need to source, fund and conduct the required repairs, (new roof and some stump replacement).

This property offers outstanding value for Investors, Visionaries, and maybe also "Fix n Flippers". It may also be a prayer answered for a young family who long to escape from the Townhouse complex to enjoy a romp with the kids and dog at home whenever they feel like it.

It offers a recently rejuvenated kitchen, modernised bathroom, timber floors, and a central location just 15 minutes from the gorgeous Moreton Bay beaches, 35 minutes by train to Central Brisbane, and 35 minutes by car to Caloundra's Sunshine Coast beaches.

Floodplain Transparency: While council modelling places part of the block in a floodplain, this property has never experienced flooding nor been near
floodwaters in any recorded event, as confirmed by the owners. A flood engineer's support validates development options like a granny flat

4 1 3 1,277m2

Price	SOLD
Property Type	Residential
Property ID	11523
Land Area	1,277 m2
Floor Area	122 m2

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

(subject to council approval).
• Development Potential: The large block supports an additional dwelling, or extensive landscaping, making it perfect for creating a bespoke living space or investment (STCA).
• Liveable Now: Move in immediately with the modernised kitchen and bathroom, while planning upgrades or expansions at your own pace.

Lifestyle &s is your chance to secure a four (4) bedroom house with development potential under $700k.

Granny Flat Potential: Backed by a flood Engineer's assessment, the block is suitable for a granny flat (subject to councilapproval), ideal for extended family or additional rental income.

Currently Tenanted to 8th August, 2025 at $540/wk .

All private inspections require a minimum of 48 hrs clear written notice to the Tenants and Agency.

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.