





HIGH-DENSITY DEVELOPMENT SITE – BEERWAH – 3,047M² (TWO TITLES)

4 2 2 5,700m2

Price	Contact Agent
Property Type	Residential
Property ID	11838
Land Area	5,700 m2

A rare opportunity to secure a substantial high-density residential development site on Pine Camp Road, Beerwah, comprising four adjoining properties and offered to the market as one consolidated holding.

Positioned just one street off Simpson Street, Beerwah's main commercial spine, the site enjoys direct proximity to the town's central major shopping hub, including Woolworths, Kmart, medical facilities, gyms, cafés, restaurants and essential services, placing future residents within immediate walking distance of Beerwah's primary lifestyle and amenity offering.

The combined land area totals 3,047m², made up of the following individual titles:

29 Pine Camp Road – 1,024m²

31 Pine Camp Road – 2,023m²

Total Frontage: 50m across

Zoned High Density Residential with an allowable building height of up to 15 metres, the site offers strong development fundamentals and excellent scale for a multi-dwelling townhouse project, along with potential Glass House Mountains views from upper levels. While the

AGENT DETAILS

Beatrice Borns - 0402 972 763
The Weir Twins - 0456697350

OFFICE DETAILS

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

properties will be sold together, they remain on separate titles.

Although the site is not currently DA approved, architectural and council concept plans were previously prepared for 24 townhouses or 52 units across 29 and 31 Pine Camp Road.

As an added benefit, one of the two properties are currently in good working order and could be leased to generate holding income while planning, design and site preparation is undertaken. 31 Pine Camp Road (3 bed, 1 bath, 2 car) is suitable for immediate rental, providing flexibility for a developer to offset holding costs during the pre-construction phase. 29 Pine Camp Road is not currently up to code for rental purposes and would require substantial works, making it more suitable for inclusion in a future redevelopment rather than short-term leasing.

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.