



## Lot 24, 1517 Anzac Avenue, Kallangur

### BIG BLOCK IN THE TOWN CENTRE

Please do a drive by. Here are the directions.

<https://goo.gl/maps/XjvoudmhHwk9hwVt5>

It is currently being used as a carpark and is 972 sq.m. and priced at \$370,000 plus GST (if applicable).

The site has a sewer pipe run across it. You can build over this without any problems.

Please note that it falls within a Body Corporate scheme.

The body corporate fees are approximately \$150 a quarter and the rates are approximately \$244 a quarter.

Under the town plan:

Multiple Uses:

- Residential from Duplex to 7 storeys
- Commercial
- Retail

Centre Zoned

District Centre precinct

- Focus for retail and commercial development over a large area.
- Serving between 20,000 – 50,000 people.

Range of uses include:

972m<sup>2</sup>

Price SOLD for \$370,000

Property Type Residential

Property ID 4402

Land Area 972 m<sup>2</sup>

#### AGENT DETAILS

Nigel Lucas - 0413 351 603

#### OFFICE DETAILS

North Lakes  
 SHOP 15 9 Discovery Dr North  
 Lakes, QLD, 4509 Australia  
 0413351603



Retail - discount department stores, full-line supermarkets, personal services and specialty stores

Commercial – intermediate level offices and local professional offices

Residential – medium density and multi-storey

Community – artistic, social or cultural facilities, child care, education, emergency services, health services, religious activities, social interaction or entertainment, support services and civic park

*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.*