

Under Contract

236 Dohles Rocks Road, Murrumba Downs

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SOLD BY NIGEL LUCAS

A rare opportunity awaits with this exceptional property, boasting **Development Approval (DA)** for a **142-place Child Care Centre**.

Set on a prominent site in the heart of Kallangur, this property offers outstanding visibility, accessibility, and long-term growth potential. The existing **Italianate-style house** provides additional flexibility – it could be incorporated into the development, fully renovated, or repurposed as part of the centre, depending on your vision.

Key Highlights:

- **Development Approval secured** for a large-scale child care facility accommodating up to **142 children**.
- Existing **Italianate house** offering multiple options: integration, renovation, or repurposing.
- Strategic location with **strong local demand** for child care services.
- Situated in a **high-growth corridor** within the Moreton Bay Region.

Local Points of Interest:

- **North Lakes Westfield** – a major retail and commercial hub only minutes away.
- **Kallangur train station** and public transport links for easy access.
- **Murrumba Downs Tavern & Local Shopping Precincts** nearby.
- **Schools and Colleges** including Dakabin State High, Northpine

6,273 m2

Price

PRICE GUIDE : \$5
MILLION

Property
Type

Residential

Property ID 6144

Land Area 6,273 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603
Jason Gayler - 0403 623 863

OFFICE DETAILS

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



Christian College, and Bounty Boulevard State School.

- Easy access to the **Bruce Highway** for commuting to Brisbane CBD or the Sunshine Coast.
- Surrounded by established residential catchments, ensuring **consistent demand for child care services**.

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