

Sold



## 236 Dohles Rocks Rd, Murrumba Downs



## 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 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	6144
Land Area	6,273 m <sup>2</sup>

### 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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