

3 Ballow Road, Dunwich, QLD, 4183



House For Sale

Saturday, 7 December 2024

3 Ballow Road, Dunwich, QLD, 4183

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

DEVELOPMENT OPPORTUNITY.... SNOOZE....YOU'LL LOOSE!!!!

SCENIC WATER VIEWS- NORTH STRADBROKE ISLAND

AN OPPORTUNITY RARE TO MARKET, POSITIONED IN THE TOWN CENTRE OF DUNWICH CAPTURING UNINTERRUPTED WATER VIEWS AS FAR AS THE EYE CAN SEE.

With SEQ set to invest \$41million towards a new ferry terminal upgrade at Dunwich which will create a first-class arrival point and the proposed \$1.4 billion Toondah Harbour

Development set to drive the economic development of the State and surrounding communities this piece of island Real Estate is one to secure!! Boasting uninterrupted water views (never to be hindered) over Ron Stark Oval and located adjacent to Junner Street ferry terminal this site capitalises on position. Demolish, develop, and take advantage of demand for redevelopment or lank bank add to your property portfolio.

ZONED LOCAL CENTRE this is without doubt one of the best development sites. With a growing population of residents and tourists demand for accommodation, office space, food and drink outlets, retail shops, essential service industry and health services are key to the growth of Stradbroke Island. This site opens the market to entrepreneurial investors, commercial players, developers, or an owner operator to acquire the site and develop it to its full potential.

The Site features:

- Under the Local Centre zoning build you can up to 25m (subject to approval)
- 607m² block with dual access from Ballow Road and Jack Lane
- Rectangular shaped block with 16.5m frontage
- Currently occupying the site is a 3-bedroom, 1 bathroom unit. Downstairs storage rooms (2.5m height) with toilet and shower, access from Jack Lane & a commercial space (Salt Water Murriss Quandamooka Art Gallery) with access from Ballow Road.
- Both dwellings are leased, generating income
- Walking distance to Junner Street Ferries, Dunwich State School & the City Hall
- Uninterrupted water views (never to be hindered) over Ron Stark Oval
- One and a half hours from Brisbane CBD

With the Gumpi (Dunwich) master Plan under review by the State Government and local council, in addition to the proposal for redevelopment at the Howard Walker Jetty located off Junner Street. Stradbroke Island is set to expand beyond the Tourist destination it's currently renowned for.

THIS IS AN OPPORTUNITY TO CAPITALISE ON.....

WE ENCOURAGE DEVELOPERS TO SEIZE THIS OPPORTUNITY!!!

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