

**4 Esplanade, Tin Can Bay, QLD, 4580**



**House For Sale**

Monday, 28 October 2024

4 Esplanade, Tin Can Bay, QLD, 4580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Shellie Bennett

## **WATERFRONT DEEPWATER OCEAN ACCESS DEVELOPMENT OPPORTUNITY!**

Unbelievably RARE waterfront development opportunity situated between the Sunshine Coast and Hervey Bay Queensland.

This is a development site you need to see to believe.

This 4881m<sup>2</sup> property with deep water access is Zoned "Residential Choice" potentially allowing a unit development with a total of 48 bedrooms in a configuration 1, 2 or 3 bedroom units or townhouses subject to standard government approvals.

Currently operating as a fishing co-op, the property also includes a 3 bedroom home, a 140m<sup>2</sup> shed with high clearance and an option to lease back until the development is ready to proceed. The co-op building, 920m<sup>2</sup> under roof, includes a seafood sales shop, large processing room, cold storage area, office, amenities rooms and staff room plus all of the equipment relating to the processing and sales of food off the trawlers.

This allotment also boasts a 54m frontage to a deepwater ocean access, 582m<sup>2</sup> of leasehold over the water plus an 80m frontage to the Esplanade.

The water views from this property extend 350m across Snapper Creek and views for 1.3klms across the Esplanade and Tin Can Bay in the other direction. It is the largest deepwater waterfront title available in the region.

Nestled in the calm waters of Snapper Creek Tin Can Bay, this magnificent area has endless attractions including K'gari, Rainbow Beach, The Great Sandy Straight, and Tin Can Bay, the only place you can feed wild dolphins.

Tin Can bay is one of the most untouched paradises left.

Located between the Sunshine Coast and Hervey Bay and just north of Rainbow Beach, this area is rich in culture and marine life.

Development sites with this kind of position and size are rarely seen anywhere on the east coast of Australia.

Contact Shellie and the team from Elders Gympie and Cooloola on 0414 632 960.

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