

Sold



687 David Low Way, Mudjimba



## Future Investment Potential

Situated across the road from the Pacific Paradise Shopping Centre and adjacent the new Mudjimba Point commercial and residential development. Essentially this is one of the few remaining homes left in the commercial hub of the North Shore.

- 721sqm Local Centre Zone block (20m frontage)
- Active Street Frontage development precinct
- Central service hub location
- High visibility main road/intersection location
- Surrounded by commercial development
- Existing home 4 bed, 2 bath, 3 car spaces
- House is currently tenanted \$400pw
- Several development under council preferred uses
- One of the last opportunities for land in this location

The reclassification of this block to Local Centre Zoning in 2014 means there are many potential uses. Straight commercial development or even a commercial/residential project may suit. The block falls into the Active Street Front precinct offering options to develop right up to the footpath and relaxations on normal setback requirements. For more information on the development possibilities for this site speak to your town planning consultant.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2808
<b>Land Area</b>	721 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

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The following links to the Sunshine Coast Regional council website may also be useful for planning mapping and preferred development information

(copy and paste to your browser):

[http://cms.sunshinecoast.qld.gov.au/addfiles/documents/planning/scps\\_maps/zm/21ZM\\_D.pdf](http://cms.sunshinecoast.qld.gov.au/addfiles/documents/planning/scps_maps/zm/21ZM_D.pdf)

<https://www.sunshinecoast.qld.gov.au/en/Development/Planning-Documents/Sunshine-Coast-Planning-Scheme-2014/View-the-Sunshine-Coast-Planning-Scheme-2014-Maps/Local-Area-Maps/Local-Plan-Map-Tiles/Maroochy-North-Shore-Local-Plan-Area-Map-Tile-21>

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