



## 1 Percy Ford Street, COOEE BAY, QLD 4703

Exceptional Development or Lifestyle Opportunity in Cooee Bay

**1,583.00 square metres,**

Rarely offered in one of Yeppoon's most sought-after coastal suburbs, (Lot 15 â## 784m<sup>2</sup> & Lot 6 â## 799m<sup>2</sup>) at 1 Percy Ford Street, Cooee Bay deliver an outstanding opportunity to secure premium land in a location renowned for lifestyle, convenience, and long-term growth.

Importantly, the lots may be purchased together or individually, providing flexibility for owner-occupiers, investors, and developers alike.

Perfectly positioned just moments from the shoreline, these allotments enjoy easy access to Cooee Bay Beach, scenic coastal walking tracks, local parks, and family-friendly foreshore areas. Everyday conveniences are close at hand, with schools, shopping centres, caf  s, medical facilities, and Yeppoon's vibrant CBD all just minutes away.

Surrounded by quality homes in an established neighbourhood, this tightly held pocket continues to attract strong demand from homeowners and investors alike. Whether you

**TYPE:** For Sale

**INTERNET ID:** 111P0983

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

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envision building your dream beachside home, creating a coastal retreat, or exploring the potential for investment units or dual occupancies (STCA), these lots offer flexibility and future upside in a proven location.

With coastal land in Cooeee Bay becoming increasingly scarce, this is a rare chance to secure a premium position and capitalise on one of the Capricorn Coast's most desirable lifestyle destinations.

- Land Area 1,583.00 square metre



