



John Street, YEPPOON, QLD 4703

Boutique Development Opportunity in the Heart of Yeppoon

503.00 square metres,

Positioned right in the heart of Yeppoon's tightly held CBD, this rare 503sqm vacant block presents an outstanding opportunity to secure a premium slice of coastal real estate with exceptional flexibility and upside.

Enjoy the convenience of a true walk-to-everything lifestyle - caf  s, restaurants, pubs, boutique shopping and the beachfront are all just moments from your door. Adding further appeal, the site captures elevated ocean views, offering a beautiful coastal outlook that brings natural light, sea breezes and a strong lifestyle connection, without the premium price tag of fully unobstructed frontage.

The block is strategically positioned alongside Logan Lane, providing valuable dual street presence and additional frontage, opening up exciting possibilities for creative architectural design, access, parking and enhanced street appeal.

Currently, the property is being sold with an existing DA approval for three luxury townhouses, meaning the heavy lifting has already been done - planning, design and

TYPE: For Sale

INTERNET ID: 111P1046

SALE DETAILS

\$750,000

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Jack Hughes
0418 792 157

approvals are in place, allowing you to move straight into construction and capitalise on strong demand for high-end coastal living.

Alternatively, the site can be adapted to suit your own vision, whether that's a boutique development, a mixed-use concept (STCA), or the ultimate dream home in one of Yeppoon's most desirable inner-city locations.

Key Features:

- 503sqm prime CBD allotment
- Walk to restaurants, bars, shopping & beachfront
- Elevated ocean outlook with coastal breezes
- Additional frontage via Logan Lane
- DA approved for 3 luxury townhouses
- Outstanding development or lifestyle home opportunity

Opportunities like this - vacant land in the CBD with views and approvals in place - are exceptionally rare. This is a true blue-chip site with immediate and long-term value.

- Land Area 503.00 square metres



