



## 14 John Street, YEPPOON, QLD 4703

Prime Yeppoon CBD Site – Develop, Partner or Build Your Dream Home

**503.00 square metres,**

Positioned in the very heart of Yeppoon's tightly held CBD, this rare 503sqm vacant allotment presents an exceptional opportunity to secure a premium coastal landholding with flexibility, upside and genuine scope to bring your vision to life.

Perfectly placed to embrace the convenience of inner city coastal living, caf  s, restaurants, pubs, boutique shopping and the beachfront are all within easy walking distance, delivering the lifestyle appeal buyers actively seek. Adding further value, the site enjoys elevated ocean views, capturing sea breezes and a desirable coastal outlook without the premium typically associated with absolute frontage.

Strategically positioned with valuable access and frontage to Logan Lane, the property benefits from enhanced functionality and versatility, creating exciting possibilities for design, access, parking solutions and overall development outcomes.

The site is currently offered with an existing Development Approval for three luxury townhouses, allowing purchasers to fast track a premium project with substantial

**TYPE:** For Sale

**INTERNET ID:** 111P1111

**SALE DETAILS**

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planning work already completed. Designed to maximise the site's coastal outlook, the approved plans incorporate three premium residences, each featuring private rooftop terraces capturing elevated ocean views.

Importantly, each townhouse has been designed to be individually titled, meaning no body corporate structure and no ongoing annual body corporate fees, a significant point of difference for premium low maintenance living or investment.

Importantly, the seller is open minded in their approach and willing to explore a variety of opportunities and commercial structures to assist the right buyer or developer in bringing a project to life. This may include consideration of development partnerships, flexible terms for builders or developers, staged arrangements, or alternative deal structures, subject to mutual agreement.

Equally, this property presents an outstanding opportunity for those seeking to create a bespoke dream residence in one of Yeppoon's most desirable and tightly held CBD locations. With generous proportions, ocean views, rear lane access and a walk to everything lifestyle, the site lends itself beautifully to an architecturally designed coastal home without compromise.

Whether your vision is to proceed with the approved luxury townhouse development, create an alternative boutique project (STCA), explore a mixed use concept, or simply build an exceptional home in a blue chip coastal setting, this is a rare opportunity offering genuine flexibility and long term upside.

#### Key Features:

- Prime 503sqm CBD allotment
- Elevated ocean outlook with coastal breezes
- Valuable secondary frontage/access via Logan Lane
- Existing DA approval for three luxury townhouses
- Private rooftop terraces to each approved townhouse capturing ocean views
- Individually titled townhouses with no body corporate fees
- Walk to caf s, restaurants, bars, shopping and beachfront
- Flexible opportunity with scope for alternative concepts or structures (STCA)
- Seller open to exploring partnerships, builder terms or alternative commercial arrangements
- Exceptional potential for a premium dream home site
  - Land Area 503.00 square metres



