



## 40 Seagull Boulevard, KIRKWOOD, QLD 4680

Prime Parcel for Family Living & Smart Investment in Kirkwood

**782.00 square metres,**

A Rare Family & Investor Opportunity in Kirkwood's Oasis Estate

Discover 40 Seagull Boulevard, Kirkwood QLD 4680 - a generously sized 782m<sup>2</sup> elevated block in the heart of the sought-after Oasis Estate. Perfect for families dreaming of a custom home with space to grow, or investors looking for a prime landholding in a high-demand suburb.

Positioned in a family-friendly neighbourhood, this block is close to schools, parks, and convenient shopping hubs, offering the ideal setting for a home filled with lifestyle and leisure. Its elevated location ensures natural light, breezes, and the potential for a design that maximises outlook and space.

Investors will appreciate the long-term growth potential in Kirkwood, a suburb known for steady property demand and modern, well-planned developments. Whether you're building your forever home or a smart investment, this site provides flexibility and opportunity.

**TYPE:** For Sale

**INTERNET ID:** 300P194030

**SALE DETAILS**

**Offers Around  
\$190,000**

**CONTACT DETAILS**

**Emma Plath**  
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Why This Block Stands Out:

- \* Elevated 782m<sup>2</sup> allotment in the sought-after OASIS Estate
- \* Excellent position with a pleasant outlook and natural elevation
- \* Generous block size offering flexibility for modern home designs
- \* Located in a growing and well-established residential pocket of Kirkwood

Location & Lifestyle:

Approx. 2 minutes to Clinton State School

Approx. 5 minutes to Kirkwood Shopping Centre and major retail including Bunnings

Approx. 10 minutes to Gladstone CBD

Approx. 10 minutes to Gladstone Hospital

Approx. 12 minutes to Gladstone Airport

Approx. 20 minutes to the beaches of Boyne Island and Tannum Sands

Don't miss your chance to secure a block that suits both lifestyle and investment ambitions.

\*Rates & Water Availability: \$3,017.08 (approx)

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

- Land Area 782.00 square metres

