



Lot 216 Arborten Road, GLENWOOD, QLD 4570

HIGH-EXPOSURE SITE WITH FUTURE UPSIDE

5,176.00 square metres,

Positioned on a prominent corner in the heart of Glenwood, Lot 216 Arborten Road presents a rare and highly versatile development opportunity across a substantial 5,176m² parcel.

Zoned as Neighbourhood Centre, this site offers a wide range of potential uses (STCA), including retail, professional services, food and beverage outlets, or a shop-top dwelling concept. Whether you're an investor seeking future growth, a developer ready to capitalise on expanding regional demand, or an owner-occupier looking to establish a strategic presence, this property delivers flexibility and long-term potential.

A key feature of the property is a bore approximately 30 feet deep, producing an estimated 600-700 gallons per hour of good-quality water an excellent asset for future development, landscaping, or commercial use.

The block has been selectively cleared, with established trees thoughtfully retained to provide natural shade and enhance the overall appeal of the site, offering a balance

TYPE: For Sale

INTERNET ID: 72P16925

SALE DETAILS

\$330,000

CONTACT DETAILS

Curra Country
Shop 1 Birdwood Drive
Gunalda, QLD
07 5484 6755

Tim Broadbent
0436 005 293

between usability and character.

The corner positioning enhances exposure and accessibility, while the generous land size provides scope for thoughtful design and multiple development outcomes. With limited vacant land of this scale available in the area, this is a standout opportunity to secure a foothold in Glenwood's evolving commercial landscape.

Conveniently located with excellent connectivity to key transport routes, the property ensures ease of access for customers, suppliers, and commuters alike. It sits approximately 27 minutes from Gympie, 40 minutes from Maryborough, just over an hour to Rainbow Beach, and around 2.5 hours to Brisbane-placing it within reach of both regional hubs and coastal destinations.

As growth continues to flow through the region, opportunities like this are becoming increasingly scarce. Lot 216 Arborten Road represents the perfect platform to establish, expand, or land bank in a market on the rise.

An outstanding opportunity to secure a well-positioned parcel with significant future upside.

Get in touch with Tim (0436 005 293) or Stella (0481 793 300) to explore the possibilities.

DISCLAIMER:

" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 5,176.00 square metres



