



64818 Bruce Highway, YAAMBA, QLD 4704

Rare Opportunity - Service Station with Excellent Exposure & Growth Potential

Situated along one of Queensland's most significant transport corridors, this property enjoys an enviable position on the Bruce Highway-the major coastal route connecting Brisbane to Cairns.

Located in the small, historic township of Yaamba, approximately 30 minutes north of Rockhampton, this site is perfectly positioned to capture both local and through-traffic trade.

Yaamba is well-known as a rest stop and service point for motorists, truck drivers, tourists, and grey nomads travelling between Central and North Queensland. The township's charm, combined with its necessity as a fuel and mail stop, makes it a vital and consistent draw for traffic.

Key Features:

- Strategic Location
- Dual access on corner allotment

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 77P0153

SALE DETAILS

Offers Over \$1.4 million

CONTACT DETAILS

Rockhampton

14 Stanley Street
Rockhampton, QLD
07 4838 9017

Trinity Weazel
0498639276

- Prime Bruce Highway frontage with high-volume traffic flow
- Located opposite a popular country pub and adjacent to a large rest area
- The last fuel and postal stop for travellers within a 70 km radius
- Highly visible commercial allotment of approximately 3,298m²

Established Service Station

- Long-standing and profitable business, owned and operated by the same family for 17 years
- Two operational fuel bowsers offering diesel, premium unleaded, and regular unleaded
- High repeat clientele including locals, truck drivers, and holidaymakers
- Previously operated as a successful café – potential to re-establish and expand food and beverage offerings

Australia Post Licensed Outlet

- Postal service for Yaamba and surrounding areas

On-Site Residence

- Comfortable 3-bedroom, 1-bathroom home perfect for an owner-operator or staff accommodation
- Includes a fully concreted, lockable 4-bay shed with 3-phase power
- Live and work onsite, or generate additional rental income
 - Land Area 3,298.00 square metres
 - Commercial Type:
 - Building Area: 176.00 square metres



