



Outline indicative only.



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8-14 Anzac Parade, YEPPOON, QLD 4703

Coastal Development Opportunity with Passive Income

Knight Frank Rockhampton & Region is pleased to offer to the market a Mint Yeppoon.

The premium-positioned land holding is DA-approved until February 2028 for a mixed-use development, consisting of 45 luxury apartments and retail/shopfront on the ground floor.

TYPE: For Sale

INTERNET ID: SU112619

CONTACT DETAILS

**Elders Commercial
Rockhampton**

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.

During a previous marketing and sales campaign for the 45 apartments, 90% of them had gone under offer.

Due to the Capricorn Coast recording exceptional growth over recent years, we anticipate this level of interest will continue if/when the project is re-offered for sale by the incoming developer.

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Pat O'Driscoll
0418 792 571

Additionally, there is rental income from a leased Café and Bottle-shop, as well as an apartment complex consisting of 4 x 2-bedroom apartments. There is also a vacant retail shop on the ground floor of the residential complex as well as a detached sales office for the previous residential offering.

Key Features:

- Total land area of 2,265* sqm (approx.)
- DA Approved until February 2028 for a mixed-use development
- Proposed development was designed by award-winning architect, Tim Stewart, who specialises in luxury homes and boutique commercial developments
- Existing net income stream of \$118,904.70 + GST + Outgoings per annum
- Potential additional income from the 4 x 2 bedroom apartments of \$50,000 - \$60,000 per annum
- Potential additional income from the vacant shop of \$30,000 - \$40,000 + GST + Outgoings per annum
- Data shows there is a record of 106 apartment sales in the last 12 months on the Capricorn Coast
- Detached 4 x 2 bedroom apartments
- Previous Mint sales office on the site
- Zoned Major Centre under Livingstone Shire Council Planning Scheme 2018
- Population projections indicate that the population of the Capricorn Coast and Rockhampton area in 2046 is projected to increase to 159,370 persons.

Mint Yeppoon is being offered to the market For Sale by Offers to Purchase.

For further information please contact Pat O'Driscoll or Adam Kelly via the below enquiry section.

- Land Area 2,265.00 square metres
- Commercial Type:
- Building Area: 2,265.00 square metres



