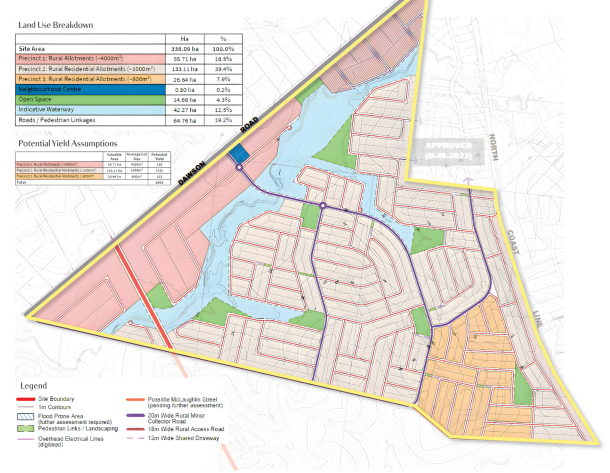


### Proposed Plan of Development



228 Dawson Road, GLENLEE, QLD 4711

SUTHERLAND ESTATE

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.

'A Masterplanned Community within the Growth Corridor for the Rockhampton Region'

As one of the best land development opportunities in regional Queensland, Sutherland Estate provides a significant portion of Rockhampton's future urban growth supply encompassing a mix of 800 sqm, 1,000 sqm, and 4,000 sqm lots.

#### Project Highlights

- One of the most strategic & significant land holdings in Regional Queensland
- Land Area: 337 Ha\*
- Positioned in the key land supply corridor for the Rockhampton Region
- Development Application for 1,803 residential lots plus an additional 8,000 sqm neighbourhood centre allotment
- Proven market demand and uptake in the immediate catchment
- Multifaceted economy across Health, Education, Mining, Agriculture, Military & Tourism driving growth in the region
- Ability to deliver product to market quickly to generate cash flow
- Close to Capricorn Coast and Great Keppel Island
- 5km to Parkhurst Town Centre
- 6.5km to CQ University
- 12km to Stockland Shopping Centre Rockhampton
- 14km to the Rockhampton CBD

For Sale via Offers to Purchase

Closing Wednesday, 17 June 2026 at 2pm

Exclusively presented by:

Pat O'Driscoll

Elders Commercial

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Tony Williams

Ray White Special Projects (Qld)

0411 822 544

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James Hanley

Ray White Special Projects (Qld)

**TYPE:** For Sale

**INTERNET ID:** SU116158

**SALE DETAILS**

**Offers To Purchase**

**CONTACT DETAILS**

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Rockhampton City, QLD  
07 4921 2347

**Pat O'Driscoll**

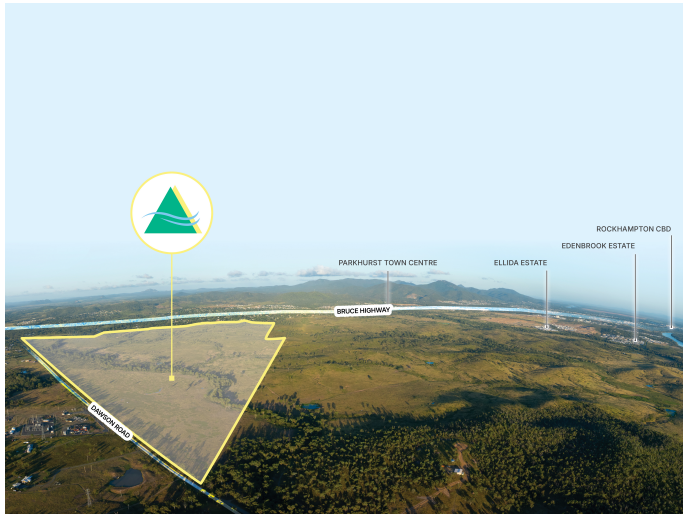
0418 792 571

0408 999 755

[james.hanley@raywhite.com](mailto:james.hanley@raywhite.com)

\*Approximately

- Land Area 337 hectares
- Commercial Type:



Proposed Plan of Development

