



## 197-199 Campbell Street, ROCKHAMPTON CITY, QLD 4700

### Renovate or Redevelop

Positioned within a key growth corridor linking the Bruce Highway to Rockhampton's CBD, this versatile property presents an outstanding opportunity for developers, investors, and renovators seeking a prominent site in a highly desirable city fringe location.

Set on a substantial 1,966sqm allotment, the property comprises a diverse complex of three buildings with excellent access, functionality, and future potential.

**TYPE:** For Sale

**INTERNET ID:** SU116171

**SALE DETAILS**

**Offers To Purchase If Not Sold Prior**

Property Features:

- Large brick hall featuring timber floors, expansive open-plan space, kitchen facilities, adjoining rooms, and ample storage areas
- Separate brick building incorporating office spaces, utility areas, and additional storage facilities
- Modern demountable office building
- Generous hardstand and onsite parking areas
- Dual access with frontage to Campbell Street and secondary access via Kent Lane
- Strategic location close to the CBD and major transport routes.

This is a rare opportunity to secure a flexible property with redevelopment, commercial conversion, or renovation potential in one of Rockhampton's most connected precincts.

For Further Information Contact:

Pat O'Driscoll

0418782572

- Land Area 1,966.00 square metre
- Commercial Type:
- Building Area: 1,966.00 square metre

**CONTACT DETAILS**

**Elders Commercial  
Rockhampton**

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

**Pat O'Driscoll**

0418 792 571



Internal 422m<sup>2</sup> External 143m<sup>2</sup> Total 565m<sup>2</sup>

197 Campbell Street, **Rockhampton City**

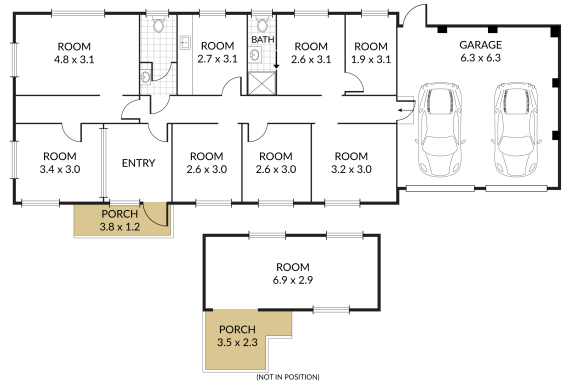


**Elders** Commercial

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Internal 109m<sup>2</sup> External 71m<sup>2</sup> Total 180m<sup>2</sup>

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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.

