

44 Normanby Street, YEPPOON, QLD 4703

For Sale

Elders Commercial is pleased to present For Sale this Yeppoon CBD offering with excellent development potential.

The offering provides flexibility to the incoming purchaser by way of capitalising on in demand Airbnb accommodation or repurpose the offering for a prominent business presence or office.

Key features:

- Land area of 451* sqm
- Situated within the Major Centre Zone under the Livingstone Shire Planning Scheme, allowing for a wide range of commercial, retail, residential, and mixed-use outcomes (STCA)
- Tidy one bedroom self-contained residence on site
- Excellent development potential (STCA)
- Rare dual street access, enhancing functionality, access, and future design options
- Premium Yeppoon CBD position with close proximity to retail, dining, beachfront attractions, and key local amenities
- Versatile site

With Yeppoon continuing to experience growth across tourism, population, and infrastructure investment, this offering represents a strategic acquisition for buyers looking to secure a foothold in a thriving coastal market.

For further information please enquire to Adam Kelly on 0435 812 996.

*Approx.

- Land Area 451.00 square metres
- Commercial Type:
- Zoning: Yeppoon Central

TYPE: For Sale

INTERNET ID: SU117281

SALE DETAILS

\$800,000 excluding GST

CONTACT DETAILS

**Elders Commercial
Rockhampton**

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