



62-70 William Street, ROCKHAMPTON CITY, QLD 4700

ROCKHAMPTON CBD DEVELOPMENT SITE WITH HOLDING INCOME

A rare opportunity to secure one of Rockhampton's most versatile CBD development sites, offering significant development potential together with immediate holding income.

Positioned on a prominent corner site, the property comprises a substantial 1,488sqm* landholding across five lots on two titles. The offering includes a vacant development

TYPE: For Sale

INTERNET ID: SU117748

SALE DETAILS

OFFERS OVER
\$1,300,000

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.

parcel ready for immediate construction, together with an adjoining tenanted commercial building providing holding income while future plans are realised.

With Principal Centre zoning, flood free positioning and approximately \$230,000 in infrastructure credits available, this is an outstanding opportunity for developers, investors and owner-occupiers looking to capitalise on one of the city's most strategic landholdings.

Property Features:

- 1,488sqm* CBD landholding over five lots (two titles)
- Approx. 1,242sqm* vacant development site ready for construction
- Adjoining commercial building leased to Anglicare
- Gross return of approximately \$29,000* per annum
- Prominent corner location
- Principal Centre zoning
- Flood free site
- Approximately \$230,000* in infrastructure charge credits available
- Seller may consider selling the vacant land parcel separately (subject to terms)

Development opportunities within the Rockhampton CBD are exceptionally rare. Whether you're looking to develop immediately, landbank for the future or secure a strategic CBD investment with holding income, this property offers exceptional potential.

For further information, contact Jonathon Offord today.

*Approximately.

- Land Area 1,488.00 square metre
- Commercial Type:

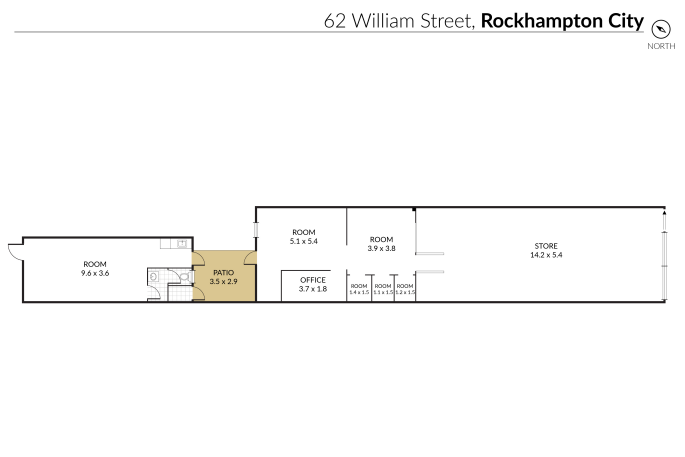
CONTACT DETAILS

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62 William Street, **Rockhampton City**

