

Coomera, 168 Foxwell Road

DA APPROVED PRIME MIXED-USE DEVELOPMENT
SITE - 5,542m²

5,542m² Land Size

2 mins to forthcoming Coomera Connector

Current DA in place

- * Direct access to M1 Motorway, Coomera Train Station and Westfield Coomera
- * Close proximity to forthcoming Coomera Connector and Coomera Town Centre South Precinct
- * Suitable to a variety of commercial and Residential users

Ken Hargreaves from LJ Hooker Coomera alongside Lachlan Marshall from Harcourts Coastal Commercial on behalf of the sellers, have the privilege to offer this prime innovation and mixed-use development site situated in the northern growth corridor of Coomera. Occupying 5,542sqm, this outstanding offering is strategically positioned with direct access to the M1 Motorway, the forthcoming Coomera Connector and a multitude of

For Sale

Contact Exclusive Agents

Building Area

5,450sqm

Contact

Ken Hargreaves

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khargreaves@ljhgc.com.au

LJ Hooker

LJ Hooker Coomera
(07) 5585 7888

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

infrastructure, services, retail and educational facilities.

Surrounded by large scale residential and commercial projects including the proposed:

- * Public and private hospital health precinct
- * Convenience-based dining strip including McDonald's, KFC and Taco Bell
- * TAFE expansion
- * Coomera Sports Hub
- * Coomera Town Centre South lifestyle precinct

This mixed-use site offers an opportunity for a range uses including commercial, residential, medical services, education and training, sporting and lifestyle activities, retail food outlets. This site will cater to a vast commercial and residential catchment within the immediate area.

KEY ATTRIBUTES:

- * Substantial land area of 5,542m2
- * Approximately 180m of frontage to Foxwell Road
- * 2 mins to M1 Motorway via Exit 54
- * 2 mins to forthcoming Coomera Connector
- * Mixed use DA approval in place
- * DA for 6 storey residential tower
- * Current medical DA in place
- * Current Holding Income
- * Direct access to Westfield Coomera, Coomera Train Station, Costco and Shell Coles Express
- * Close proximity to Coomera Anglican College, Foxwell State Secondary College and Coomera Rivers State School
- * 7 mins to Dreamworld
- * Located in the fastest growing region of the Gold Coast

The property is being sold via Private Treaty.

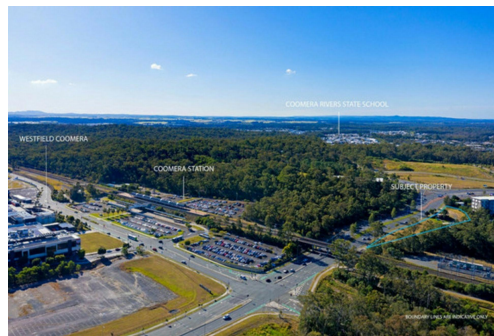
Please contact Ken Hargreaves or Lachlan Marshall for a link to the detailed Data Room.

More About this Property

Property ID	3EGYGTJ
Property Type	Land/Development
Building Area	5450 m ²
Land Area	5542 m ²

Ken Hargreaves
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