



10-12 Ballow Road, Dunwich

## Rare Freehold Waterfront Development Opportunity - North Stradbroke Island

LJ Hooker Property Centre, together with Development Site Specialist Rocco Pennisi, present 10 - 12 Ballow Road, Dunwich, a rare freehold waterfront site offered for sale by competitive tender!

Tender Opens: Monday, 12 January 2026  
 Clarifications Close: Monday, 23 March 2026  
 Tender Closes: Friday, 27 March 2026

The property is located adjacent to the Dunwich township and working harbour, with direct waterfront frontage and immediate proximity to ferry services, local infrastructure, and established community amenities. The site may present potential for tourism and visitor-oriented development outcomes, subject to future development approval under the Redland City Plan.

### Site Details

- Address: 10 - 12 Ballow Road, Dunwich QLD 4183
- Lot / Plan: Lot 29 on SP353695
- Tenure: Freehold

### TENDER

### AGENTS

Rocco Pennisi  
 0418 745 398  
 rocco@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
 (07) 3286 2500

- Registered Owner: The State of Queensland
- Title Reference: 51401490
- Zoning: Low Impact Industry (Redland City Plan: subject to future approvals)
- Land Area: 7,727m<sup>2</sup> (approximate, per survey plan)
- Frontage: Direct to Ballow Road and waterfront
- Location Highlights: Waterfront setting, township interface, ferry terminal precinct

#### Planning & Approvals

Any future development is subject to obtaining all required statutory approvals, including a development application and compliance with applicable State and Local Government planning controls.

Prospective purchasers must conduct and rely solely on their own independent enquiries, investigations, and professional advice regarding development feasibility, approvals, and constraints.

#### Virtual Data Room (VDR) Access

A comprehensive information package is available via a secure Virtual Data Room (VDR), now live as the tender has opened. To register your interest and receive an invitation, contact the agent below. Access to the VDR and tender documentation will be granted following registration of interest and execution of a Confidentiality Agreement (NDA) that is validly completed and approved by the seller.

The VDR includes, at minimum:

1. Contract for Sale and Purchase
2. Seller Disclosure Statement and statutory searches
3. Tender conditions and returnable schedules
4. Redland City Council general planning advice
5. Aerial video and photography

#### Contact

Rocco Pennisi  
Queensland Development Site Specialist  
LJ Hooker Property Centre  
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E: [rocco@ljhpropertycentre.com.au](mailto:rocco@ljhpropertycentre.com.au)

#### Tender Disclaimer

The information contained herein is provided for general guidance only and does not constitute an offer, invitation, or solicitation to submit a tender. The sale process is governed solely by the formal tender conditions and any applicable statutory requirements. Interested parties must conduct and rely entirely on their own independent enquiries, investigations, and professional advice. No representations or warranties are given as to the accuracy or completeness of this information.

#### MORE DETAILS

Property ID	BTYV2S
Property Type	Land/Development
Land Area	7727 m <sup>2</sup>

#### Rocco Pennisi 0418 745 398

Independent Contractor - Business Class Property Development Pty Ltd | [rocco@ljhpropertycentre.com.au](mailto:rocco@ljhpropertycentre.com.au)

#### LJ Hooker Property Centre (07) 3286 2500

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