



Clermont

Development Opportunity - A Prime Residential Allotment in Established Location

Rare 12.5 Acre Development Site - a Low-Medium Density Zoning

An exceptional opportunity presents at Lot 144 Lavarack Street, Clermont a substantial 12.52824 acre landholding positioned within the township and zoned Low-Medium Density Residential.

Large-scale parcels of this size, within town limits and carrying favourable residential zoning, are extremely limited in Clermont. This site offers genuine subdivision and multi-dwelling development potential (STCA), making it ideal for developers, builders or investors seeking to deliver new housing stock to a high-demand regional market.

Development Highlights:

- 12.528 acres (approx. 50,700 m²;))
- Low/Medium Density Residential zoning
- Located within Clermont township
- Suitable for subdivision (STCA)
- Potential for multi-dwelling or duplex development (STCA)



LAND 5.07 ha

FOR SALE

\$1,200,000

AGENTS

Crystal Eseo

0400 538 553

meseo.clermont@ljhooker.com.au

AGENCY

LJ Hooker Clermont

(07) 4983 1011

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- Opportunity to stage development
- Increasing demand for quality housing in the region
- Duplex / multi-dwelling configurations

Clermont continues to demonstrate resilient market performance, underpinned by its central position between the Bowen Basin and Galilee Basin mining regions. With increasing demand for locally based workforces and sustained enquiry for quality housing, this site presents an opportunity to deliver new stock into an undersupplied market.

The town's combination of mining services, agriculture, and essential infrastructure positions it as a key regional hub - with growth momentum continuing.

Whether you are seeking a large-scale residential project, land banking opportunity, or staged development play, this holding offers scale, location and flexibility rarely available in Clermont.

With limited new housing supply entering the market, this site presents an opportunity to create a new residential pocket tailored to current demand.

Contact Crystal Eseo - LJ Hooker Clermont on 07 4983 1011 or 0400 538 553 to discuss this opportunity.

MORE DETAILS

Property ID	7JBHDA
Property Type	Residential
Land Area	5.07 ha

Crystal Eseo 0400 538 553

Real Estate Agent | meseo.clermont@ljhooker.com.au

LJ Hooker Clermont (07) 4983 1011

55 Daintree Street, CLERMONT QLD 4721
clermont.ljhooker.com.au | clermont@ljhooker.com.au