



**LJ Hooker**  
Kallangur



## Kallangur, 223 Marsden Road

### 8094m2 OF LAND 'NEXT GENERATION' ZONING

This prime parcel is currently being used as a production nursery but has huge potential as a development site, land bank opportunity or even wonderful home site.

The Moreton Bay Council's website gives the following examples of intended residential development:

- "Dwelling house
- Dual occupancy
- Multiple dwelling
- Dwelling unit
- Home based business
- Relocatable home park
- Residential care facility
- Retirement facility"



LAND 8,094 m2

**For Sale**  
Inviting Offers

**Contact**  
**Simon Booker**  
0403 340 240  
sbooker@ljh-kallangur.com.au  
**Liam Booker**  
0403 340 246  
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**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.

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**(07) 3204 4666**



The council site elaborates as to the overview of the zoning

"Houses on a variety of lot sizes including traditional and narrow lots, dual occupancies (traditional and loft), row or terrace housing, plexes, low and medium rise apartments, townhouses and managed communities:  
Density of 15-75 dwellings per hectare  
Building height generally up to 12 metres"

The location of this property is unbeatable with train station, primary school, secondary school, Woolworths shopping centre, Coles shopping centre, restaurants, medical facilities, parks and childcare centres very close by. University of Sunshine Coast (Petrie campus) and all the facilities of North Lakes including Costco, Ikea, Westfield, Bunnings are within a short drive.

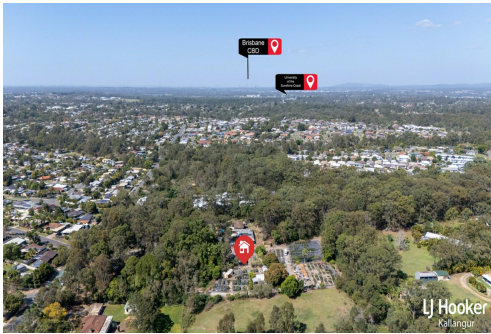
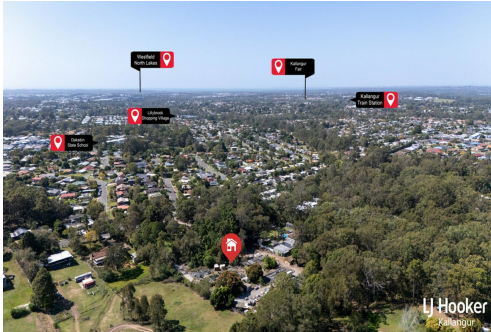
The current owners have decided to go in a different direction and want all reasonable offers submitted.

## More About this Property

Property ID	26A4F39
Property Type	Residential
Land Area	8094 m2

**Simon Booker 0403 340 240**  
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**Liam Booker 0403 340 246**  
Salesperson | lbooker@ljh-kallangur.com.au

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