

New Beith, 130 Tully Road

124.8HA Future Growth Corridor: Tully Lakes Estate DA Site + Immediate Income

In the heart of one of Southeast Queensland's fastest-transforming growth corridors, this is a rare chance to secure 124.8 hectares of development-ready opportunity with DA-preliminary approval, holding income, and a surrounding landscape already undergoing major residential change.

With two existing rental dwellings returning \$950 per week, this expansive site offers cashflow from day one, while giving developers breathing room to plan, stage and deliver one of the area's next big land releases.

Top 5 Features at a Glance

1. Massive 124.8ha landholding in a booming acreage-lifestyle corridor.
2. Preliminary DA for 70 rural residential lots (3,700m² - 4,638m²) + 7 balance lots over two stages.



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.



LAND 1,248,000 m²

Auction

Sat 13th Sep @ 3:30PM

Contact

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LJ Hooker Property Partners
07 3344 0288

3. Two existing tenanted homes retained on 3.1ha & 2.486ha lots - generating \$950/week combined.
4. Surrounded by active residential estates & infrastructure growth.
5. Strategic position 16.5km from Springfield Orion & rail, 5.8km to Greenbank Shopping Centre.

Tightly Held - Fully Scoped

Titled "Tully Lakes Estate," this master-planned acreage community is designed for staged delivery with large lot sizes and environmental buffers that cater to high-demand rural residential buyers. Stage 1 and Stage 2 total 70 lots ranging from approx 3,700m² - 4,638m², with internal roads, drainage corridors, and environmental reserves all clearly laid out in survey and concept plans.

Developers can capitalise on an existing vision that aligns with Logan Council's rural growth strategy, backed by a zoning of Environmental Management and Conservation - Rural Environmental Management, which supports staged lifestyle subdivisions.

Immediate Income, Long-Term Upside

Two existing homes sit securely on their own proposed 3.1ha and 2.486ha balance lots - fully leased and returning \$950/week total. Use this income to offset holding costs while lodging full DA, seeking additional approvals, or waiting for infrastructure to arrive at your doorstep.

This is not land that needs to be imagined - it's land with real form, approvals underway, and multiple exit strategies depending on your appetite.

Smart Infrastructure Catchment

The site is already connected to one of Brisbane's fastest-growing outer metro networks:

- 16.5km to Springfield Central Station & Orion Shopping Centre
- 6.3km to Greenbank State School
- 5.8km to Greenbank Shopping Centre
- 14km to Park Ridge State High School
- 14km to Park Ridge Park 'n' Ride
- Future transport upgrades planned for surrounding arterial routes

Surrounding subdivisions have already set the tone. This one adds scale.

Key Facts & Figures

- Land size: 124.8ha
- Lot & Plan: Lot 36 on S311685
- Zoning: Environmental Management & Conservation - Rural Environmental Management
- Proposed layout:
 - 70 residential lots (approx 0.37-0.46ha each)
 - 7 balance parcels
 - Internal road network & drainage mapped
 - Two current rental homes: returning \$950/week

The Opportunity

Opportunities of this magnitude - with preliminary DA work, holding income, and a mapped-out development plan - are rare in New Beith, especially at a time when lifestyle



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acreage demand is surging.

Buy now, collect the income, and deliver your vision on your terms. Contact Ling Li or Peter Florentzos today for more information.

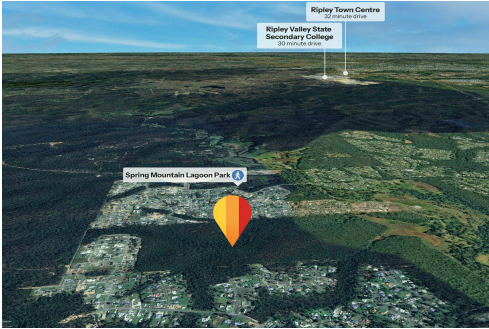
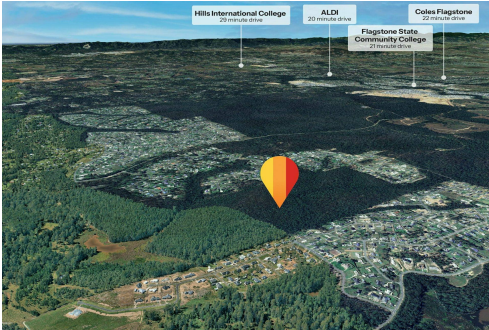
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More About this Property

Property ID	B3D9F4R
Property Type	Residential
Land Area	1248000 m2

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