



Clermont

2 LIVING AREAS IN ONE RELOCATABLE BUILDING

A Piece of Clermont History, Ready for a New Chapter

Constructed in 1939 as the Clermont Police Station, this substantial timber building served the local community for more than 80 years. Now offered as a building only for removal, it presents a rare opportunity to relocate a large, solidly built timber structure and transform it into something completely different.

Think beyond its former use.

With approximately 21.5 metres in length and up to 7.5 metres in width, multiple external entrances, two kitchenette areas, bathroom and toilet facilities, laundry, storage and numerous separate rooms, the existing layout could lend itself particularly well to two distinct living areas under one roof.

Picture a main residence at one end and a granny flat, teenagers' retreat, guest accommodation or separate family living area at the other.

For someone with acreage, a rural block or room for a secondary

3 1 0

FOR SALE
\$30,000 Building only

VIEW
By Appointment

AGENTS
Crystal Eseo
0400 538 553
meseo.clermont@ljhooker.com.au

AGENCY
LJ Hooker Clermont
(07) 4983 1011

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.



dwelling, this could be a very practical starting point.

BUILT LIKE THEY USED TO

The building features traditional raised timber-framed construction, weatherboard cladding, timber-lined walls and ceilings, timber flooring in sections and a corrugated metal roof. Its substantial size, existing layout and solid timber construction provide plenty of scope for a future owner to reconfigure and repurpose the building.

THE CURRENT LAYOUT INCLUDES:

- Large former open office / bullpen area
- Reception and receiving areas
- Multiple separate rooms
- Two kitchenette areas
- Lounge / open space
- Shower and toilet facilities
- Laundry
- Storage
- Multiple external entrances
- Verandah and entry areas

The separation of rooms, entrances and wet areas may make future reconfiguration particularly appealing for someone considering dual living.

IMAGINE THE POSSIBILITIES

Subject to all required approvals, the building could potentially suit:

- Main residence with separate granny flat
- Dual-living accommodation
- Teenagers' retreat
- Parents' or grandparents' accommodation
- Guest quarters
- Rural workers' accommodation
- Secondary dwelling on acreage
- Home plus studio, office or hobby space

AT A GLANCE

Approximate overall dimensions: 21.5m long x up to 7.5m wide

Construction: Predominantly raised timber-framed construction with weatherboard exterior and metal roof

Existing facilities: Two kitchenette areas, bathroom, shower, toilets, laundry, storage, multiple rooms and several external entrances

A BUILDING WORTH REIMAGINING

This is not your typical relocatable building. With its size, existing facilities and flexible layout, it offers a substantial starting point for someone prepared to relocate it and give it a new life.

It's worth looking! Phone Crystal at LJ Hooker Clermont on 0400 538 553 to arrange an inspection.

IMPORTANT INFORMATION

Building only – land is not included.

This sale is for the building only. The purchaser will be responsible for arranging and paying for all costs associated with disconnection, removal, transport and relocation of the building, including any permits, engineering, foundations, approvals and works required at the new location.

The building is being sold in its current condition. Buyers should make their own enquiries regarding its condition, construction, suitability for removal and suitability for their intended use.

Any proposed residential conversion, dual-living arrangement, granny flat, secondary dwelling or other future use will be subject to relevant council approvals, building certification and any other applicable requirements.

The supplied floor plan is indicative and for guidance only.

Advertised price is exclusive of GST. GST may be payable in addition to the purchase price.

The building may contain asbestos-containing materials. Buyers should obtain specialist advice regarding their presence and any requirements and costs associated with safe handling, removal and disposal before purchasing or arranging relocation.

Photo Disclaimer:

Grass shown in some photographs has been digitally enhanced for presentation purposes. Buyers should rely on their own inspection of the building and site.

MORE DETAILS

Property ID	7M1HDA
Property Type	House
Including	Toilets (2)

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

