



44 Lake Barrine Road, Malanda

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## Prime Development Opportunity

Perfectly positioned on the edge of town in one of the Atherton Tablelands' fastest-growing communities, 44 Lake Barrine Road presents a rare chance to secure a strategic development site in a location primed for growth. Zoned "Emerging Communities" and spanning just over 87 acres, the property adjoins the sought-after Bernard Street precinct and the Malanda Industrial Estate making it the logical next step in Malanda's expansion.

Comprising three titles (11.96ha, 4,097m<sup>2</sup> & 23.01ha), the site benefits from 4 road access via Lake Barrine Road, Glen Allyn Road, Pioneer Avenue and Bernard Street. Just a short walk to the heart of Malanda, the property also has town water, sewerage and electricity accessible nearby which supports strong development feasibility.

### Highlights at a Glance:

- " Total 87.4 acre\* site across three titles: Lot 100 (11.96ha) + Lot 314 (4,097m<sup>2</sup>) + Lot 2 RP739703 23.01ha
- " Zoned Emerging Communities —ideal for combination of residential and industrial expansion. Estimated 200+ lots (STCA)
- Adjoins established highly regarded neighbourhood
- Connection to the the existing Industrial Estate via Pound Road
- Town water, sewerage and electricity available nearby
- Excellent access via Lake Barrine Road, Glen Allyn Road, Pound

### FOR SALE

Please Call

### AGENTS

Alex Payne  
0409 328 153  
alex@ljhookerpropertyplus.com

### AGENCY

LJ Hooker Atherton  
(07) 4091 3144

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Road and Bernard Street

- Includes a well-maintained two-storey brick veneer residence

#### Malanda Profile

Less than 90 minutes from Cairns and its international airport, Malanda is a well-connected rural hub on the Atherton Tablelands. Traditionally known for its dairy farming and natural beauty, the town is now experiencing renewed interest from families, investors and developers alike. Malanda offers a relaxed lifestyle, strong community roots and increasing growth potential. With quality local schools, expanding services and regional affordability, the area is attracting buyers seeking long-term value and lifestyle appeal.

#### Malanda Features:

- Primary and secondary schools
- Post office and public library
- " Medical and emergency services
- " Pubs, cafés and bakery
- Groceries and hardware stores
- Swimming pool, Sporting clubs and community facilities
- Medical and emergency services

Small enough to maintain a strong sense of community, yet just 20 minutes from the broader services of Atherton including the \$86.4 million upgraded Atherton Hospital, as well as retail centres such as Big W, Bunnings and major supermarkets adding to the region's appeal.

Quality development opportunities with this zoning and location are rarely offered to market. With instruction from the owner we are seeking Options to by 1 to all 3 titles. Contact Dual Exclusive Agents Michelle Raso or Alex Payne for a detailed Information Memorandum or to arrange a private inspection.

#### MORE DETAILS

Property ID	SF6F1S
Property Type	House
Land Area	35.4 hectare

#### Alex Payne 0409 328 153

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