



48 James Street, Maryborough

## UNDER CONTRACT - 1,366m<sup>2</sup> DEVELOPMENT OPPORTUNITY

An exciting opportunity has presented itself to complete a project that's nearly finished. Due to unforeseen circumstances, the current owners are unable to complete the project. Situated on a subdividable 1,366m<sup>2</sup> flood-free level allotment with fencing to all common boundaries sits a timber home comprising 4 bedrooms, separate lounge and dining, and 1 car accommodation and has recently had a new roof installed. It is centrally located close to the CBD, sporting facilities, hospital, and convenience stores.

The property is currently rented at \$400 per week with an increase due in December to \$440 per week.

With regards to the subdivision: It's very close to getting titled.

- DA approval granted
- Engineering completed
- A house plan has been done and engineered
- Ergon is already connected
- NBN already connected

More information is available upon request with regards to what is required to complete the subdivision.

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### FOR SALE

Please Call

### AGENTS

Peter Mott  
0428 222 654  
peter.mott@ljhooker.com.au

### AGENCY

LJ Hooker Fraser Coast  
07 4191 3500

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.



## MORE DETAILS

Property ID B30HXD  
Property Type House  
Land Area 1366 m2

**Peter Mott 0428 222 654**

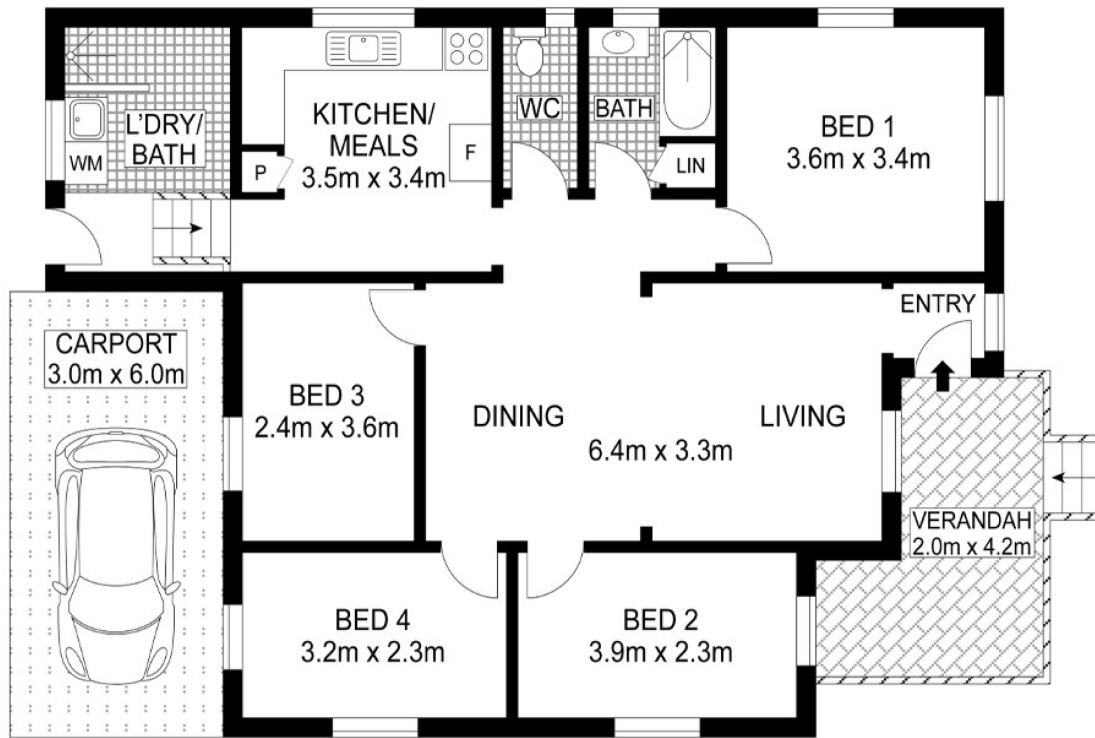
Licensee | [peter.mott@ljhooker.com.au](mailto:peter.mott@ljhooker.com.au)

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