

Under Contract

236 Dohles Rocks Road, Murrumba Downs



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DEVELOPMENT OPPORTUNITY

Welcome to the exciting real estate opportunity at 236 Dohles Rocks Road! This development opportunity presents a prime 6273 sq.m. block with a plethora of potential uses, subject to council approval, including a child care centre. Situated atop the hill, the property enjoys refreshing sea breezes that add to its allure. The current owner is open to various options, including retaining the house, but is also willing to consider offers for the split block or its entirety. Let's explore the key features and possibilities of this exceptional road property:

The property at 236 Dohles Rocks Road boasts a generous land area of 6273 sq.m. with a 46 Meter frontage, offering ample space for various development options. The elevated location on top of the hill ensures a constant supply of refreshing sea breezes. With such a large block, the potential for creating a lucrative venture is immense.

POTENTIAL USES

- **Child Care Centre:** The spacious land and serene surroundings make this an ideal location for a child care centre. The elevated position adds to the appeal, providing a safe and pleasant environment for children to learn and play.
- **Mixed-Use Development:** Explore the potential for a mixed-use development that combines residential units with commercial spaces, creating a vibrant community hub.
- **Community Facilities:** The property's size and location make it

6,273 m2

Price	\$4.2 Million
Property Type	Residential
Property ID	6144
Land Area	6,273 m2

AGENT DETAILS

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OFFICE DETAILS

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suitable for various community-focused facilities such as recreational centers, or medical clinics.

The property includes an existing Italianate house. Depending on the desired development plan, the house could be integrated into the project, renovated, or repurposed.

236 Dohles Rocks Road is a remarkable development opportunity with vast potential and endless possibilities. Whether you envision a child care centre, residential development, or other community-focused ventures, this prime location with its top-of-the-hill position and sea breezes offers an attractive canvas for your dream project. Don't miss out on this chance to create something extraordinary! For more information or to arrange a viewing, please contact Nigel Lucas. Act now, and let your vision come to life in this exceptional location.

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