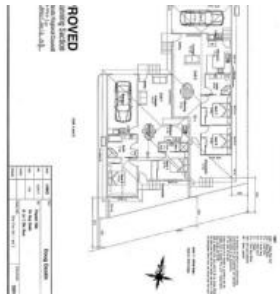
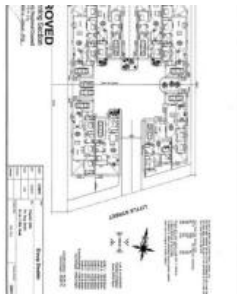




5 Little Street, Emerald



## DA APPROVED 8 UNIT PLANS IN FANTASTIC LOCATION 350M FROM SHOPPING CENTRES

Boasting DA approval for 8 units in an unbeatable central location, this is a golden opportunity for the astute buyer. With approval works complete, enjoy the ability to commence build works immediately and reap the rewards.

- DA approvals in place until the 17th April 2027, for 8 units, comprising of 5 x 2 bedroom and 3 x 3 bedroom units
- DA approved 8 unit site with Headworks Infrastructure fees already paid, saving well over \$100,000 on the new CHRC charges
- Fantastic location, near all desirable amenities, the Town Centre and Woolworths Shopping centre

For additional information or to arrange your inspection, please contact Selena Berry on 0448 880 040 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

📏 2,023 m<sup>2</sup>

<b>Price</b>	\$395,000
<b>Property Type</b>	Residential
<b>Property ID</b>	8319
<b>Land Area</b>	2,023 m <sup>2</sup>

### AGENT DETAILS

Selena Berry - 0448880040  
Paris Hamblin - 1800 875 875

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*