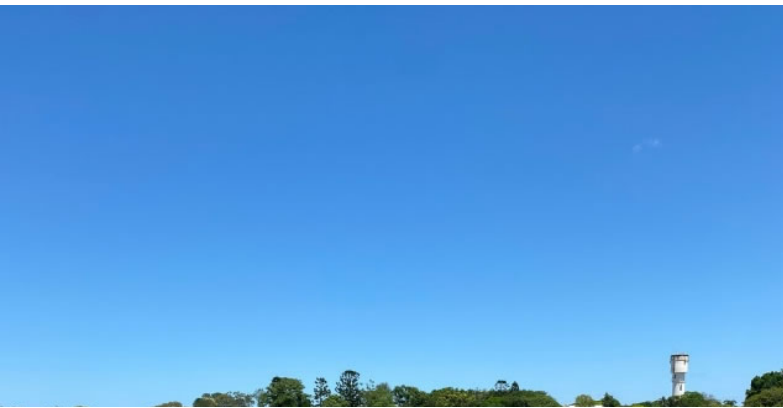


LOT 101, 9 ELIZABETH STREET, CHILDERS, QLD



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Unique Development Opportunity at

A unique development opportunity is available at Hendle St Childers.

The Mountain Haven Village is DA approved for 74 x 2 bedroom villas, plus a Community Centre, a 24 x 1 bedroom Secondary Care facility and a 20 bed Primary Care Nursing Home facility.

- Stage 1 is part completed. Ten units have been completed and sold.
- The existing DA allows for a further 64 by 2 bedroom units to be built and sold.
 - As a bonus, seven (possibly 8) of the further 64 x 2 bedroom units can commence construction immediately as stage 1 roadworks, underground power, town water, stormwater and sewerage are already in place.
 - The balance of 56 x 2 bedroom units will require roadworks and infrastructure to be built.
 - The Community Centre, Secondary Care and Primary Care/Nursing Home land will still be available for further development.

There is a \$130,000 500kVA transformer already installed and paid for with u/ground power ready to connect. All other infrastructure services are ready to be extended and connected to the further stages.

A current Infrastructure Agreement with Council is in place which allows for a 50% headworks discount. The headworks charges per unit are only approx

20% Trade : **AU\$1,000,000 (Cash) | AU\$250,000**



\$1,250,000

Contact Andrew Toll for further enquiries: 0400 061 002



bartercard