

# LOT 140, RICHARD ROAD, MANGO HILL, QLD



## 19000 meter building block - can be

Options over 19000 meter of land, zoned for development lots to 7.5m frontage and 15m deep. I am looking for serious offers on this site with the purchase of the assignment deed.

### Option specifics

- Approximately 19000 meters of land - located at 140 Richard Rd and comprising all the Next Generation Residential land on the allotment, except for 3000 meter of land around the existing house with 40m frontage to Richard rd. This land is all currently part of the original lot and will need the buyer to separate title into the 3 lots before settlement.
- Council has indicated support small lot subdivision and it is in a precinct that you can build to 12m, this would take advantage of water views towards the inlet.
- The option terms allow for a off the plan sale contract to be entered, at the end of the option period.
- Expiry of the option period is Feb 2017
- Pre lodgement meeting notes suggest that council will accept the access though the capstone estate when completed as appropriate and will not need the road sealed all the way down Richard road once capstone seals this roads

### Additional Information

Capstone development is selling house and land packages just 150 meters away, this is a prime location

20% Trade : **AU\$3,040,000 (Cash) | AU\$760,000**

# AU\$3,800,000

Contact Peter Johnson for further enquiries: 0414586315



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