

24 Bay Tce Wynnum

FOR SALE
EXPRESSIONS OF INTEREST

**FIRST TIME OFFERED TO MARKET IN 60+ YEARS
ONCE IN A GENERATION OPPORTUNITY!**



BAY TERRACE

Outline Approx

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KD SPECIAL PROJECTS

The Opportunity

KD Special Projects is pleased to present this rare freehold opportunity to the market for the first time in 60+ years!

This is a once in a generation opportunity to secure one of the best corners in Wynnum!

Perfectly positioned on an elevated regular shaped 395sqm* corner block, this site holds 'the keys to the kingdom' for unlocking any future development.

This property will be attractive to not just the astute investor looking for scalable, passive income but the cunning owner occupier looking to secure an irreplaceable freehold asset with future upside.

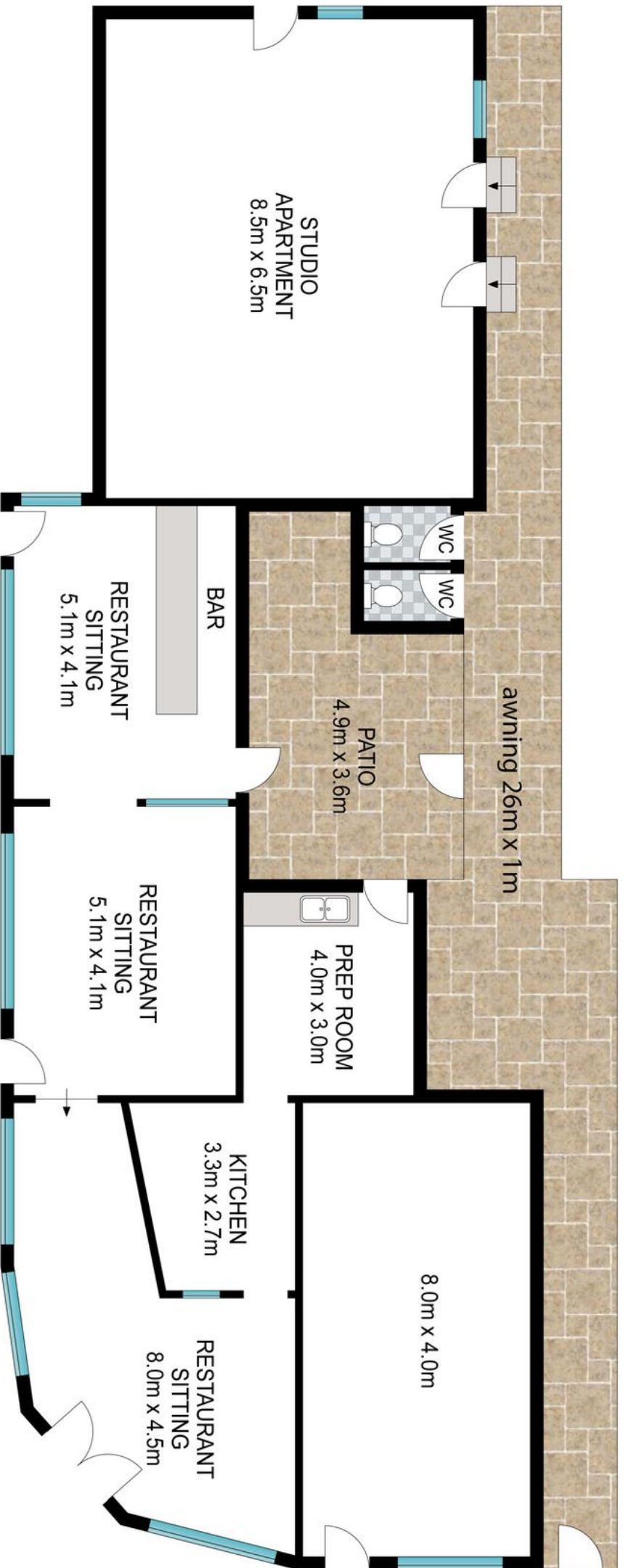
Zoned Mixed Use MU2 under the Brisbane City Council, the property is in Precinct E (Bay Tce) of the Wynnum-Manly Neighbourhood Plan (NPP-003). This property lends itself to a variety of potential uses and will provide any future owner with an many of options; utilising current buildings, value-add and reset or ultimately redevelop the site (subject to council approval).

The property is currently partially tenanted, with no formal lease agreements in place.

Key Insights:

- Address: 24 Bay Tce, Wynnum
- Size: 395sqm approx*
- 180sqm approx* gross floor area plus additional awning area
- Mixed Use MU2 (centre frame) - Brisbane City Council
- Brick veneer construction & metal clad/iron roofing
- Easy access and parking on and off street
- High exposure location
- 400m to Wynnum foreshore
- Directly opposite recently refurbished Waterloo Bay Hotel, near new Magestic Cinemas along with 5 x brand new multi-level residential unit developments





Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 180 m²
EXT: 67 m²



24 Bay Terrace, Wynnum



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