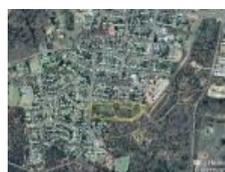


Clermont, QLD 4721, address available on request

\$1,200,000

Residential Land



Development Opportunity - A Prime Residential Allotment in E

Rare 12.5 Acre Development Site - a Low-Medium Density Zoning

Open for Inspection

An exceptional opportunity presents at Lot 144 Lavarack Street, Clermont a substantial 12.52824 acre landholding positioned within the township and zoned Low-Medium Density Residential.

By Appointment.

Large-scale parcels of this size, within town limits and carrying favourable residential zoning, are extremely limited in Clermont. This site offers genuine subdivision and multi-dwelling development potential (STCA), making it ideal for developers, builders or investors seeking to deliver new housing stock to a high-demand regional market.

Development Highlights:

- 12.528 acres (approx. 50,700 m²)
- Low/Medium Density Residential zoning
- Located within Clermont township
- Suitable for subdivision (STCA)
- Potential for multi-dwelling or duplex development (STCA)
- Opportunity to stage development
- Increasing demand for quality housing in the region
- Duplex / multi-dwelling configurations

Clermont continues to demonstrate resilient market performance, underpinned by its central position between the Bowen Basin and Galilee Basin mining regions. With increasing demand for locally based workforces and sustained enquiry for quality housing, this site presents an opportunity to deliver new stock into an undersupplied market.

The town's combination of mining services, agriculture, and essential infrastructure positions it as a key regional hub - with growth momentum continuing.

Whether you are seeking a large-scale residential project, land banking opportunity, or staged development play, this holding offers scale, location and flexibility rarely available in Clermont.

Listed By

Crystal Eseo

