

## Proposed L King St, Yangan, QLD 4371

\$550,000

Industrial Land



### Start your own Lifestyle Business

Location: Yangan, Queensland

Land Size: Generous parcel of land ready for development with a Shop Front

Discover the potential of country life with this exceptional development opportunity located in the charming suburb of Yangan. Nestled amidst picturesque landscapes, this property offers a unique blend of rural tranquility and accessibility to modern amenities.

#### #### Key Features:

- Expansive Land: The property offers 3000 sqm block with the shop front allowing enough are to expand or build a residence.
- Natural Surroundings: Surrounded by lush greenery and open fields, this location is perfect for those seeking a serene lifestyle. The area boasts stunning views of the countryside, making it an attractive option for home business or stand alone facility
- Community and Accessibility: Yangan is known for its friendly, tight-knit community. Local amenities, including school, shops, and recreational facilities, are within easy reach, enhancing the appeal for potential buyers.
- Growth Potential: With increasing interest in rural living, this property presents a timely opportunity for developers. The growing trend towards country life makes this a strategic investment for residential or lifestyle developments. Tourism has also had a large impact on this community with larger volumes of visitors coming through on weekend journeys.
- Infrastructure Ready: The site is easily accessible via well-maintained roads, ensuring convenient transportation for future residents and visitors alike.

#### #### Ideal for Developers:

This property is perfect for developers looking to capitalize on the rising demand for country living. With its expansive size and prime location, it offers the potential for a variety of development options, from single-family homes to larger community projects.

#### Listed By

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#### Open for Inspection

By Appointment.

