

FOR SALE
DA APPROVED
CHILDCARE SITE



Boundary outline indicative only

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PROPERTY

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KD SPECIAL PROJECTS

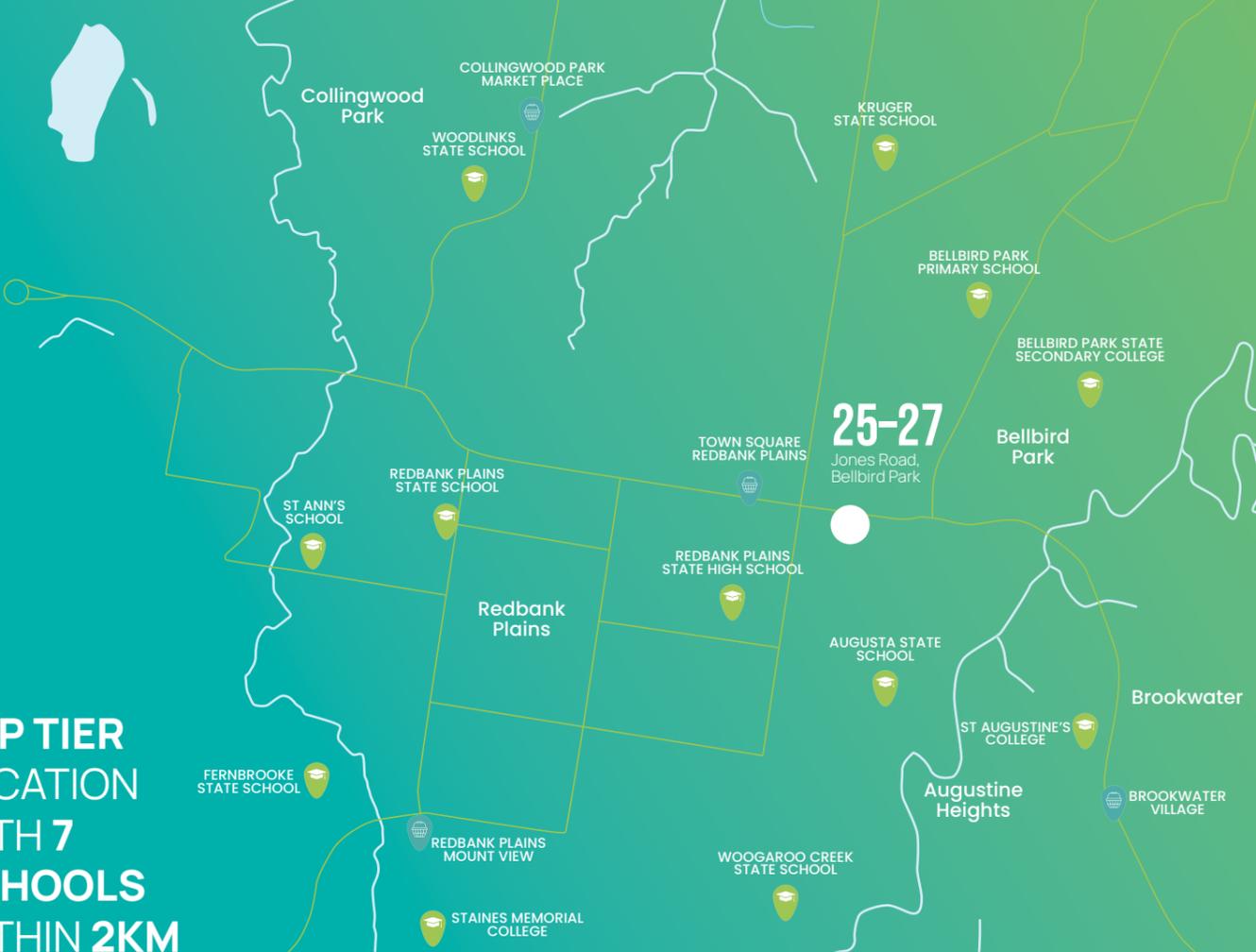
25-27

Jones Road,
Bellbird Park

QUEENSLANDS FASTEST GROWING LGA BY POPULATION 2024*



TOP TIER LOCATION WITH 7 SCHOOLS WITHIN 2KM



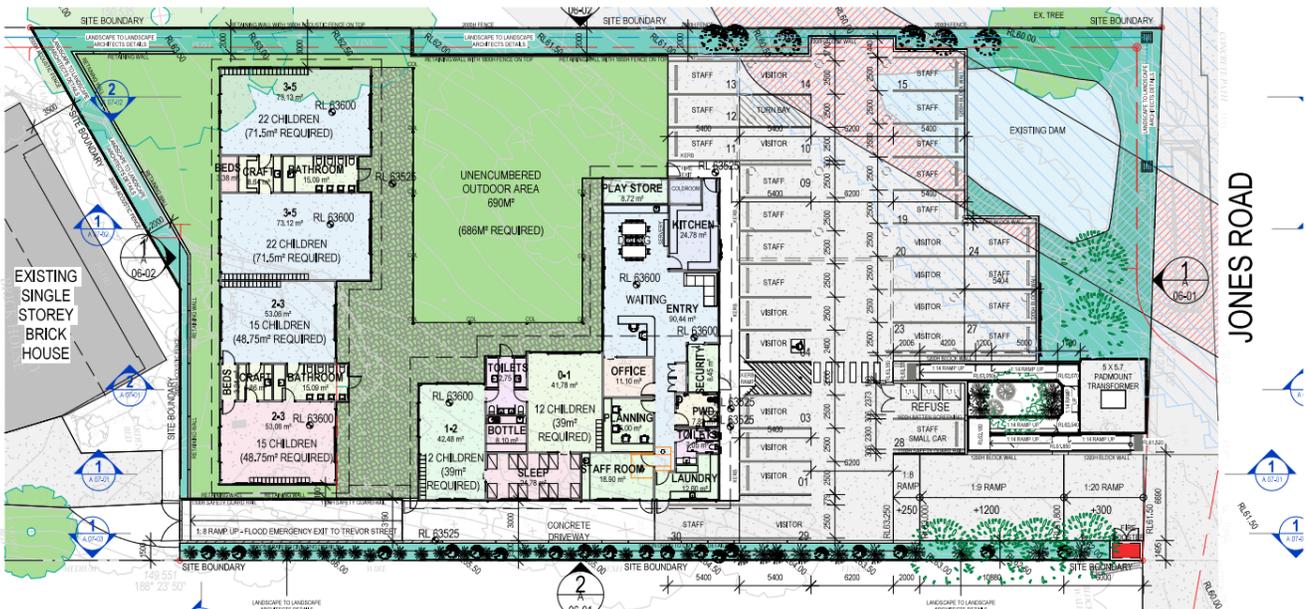
Site Details

Address	25-27 Jones Road, Bellbird Park
Zoning	RL02 - Residential Low Density
Site Area	3,063m2*
Tenure	Freehold

- Highlights**
- + DA Approved 98 Place Single Level Childcare Development
 - + 30 Car Parks
 - + Suit owner occupiers or developers
 - + Significant exposure to busy Jones road

- Catchment**
- + 7 Schools within a 2km radius of the site
 - + Up to 470 places required within the catchment by 2029
 - + Consistent year on year population growth
 - + Estimates of 2,000 new land lots within the catchment over 5 years

Average Income	\$104k - Above QLD Average
SEIFA	4
Average Age	30 - Below QLD & AUS Average



Approved Floor Plan



Approved Childcare Build - Street View

*sourced and approximate



Approved Childcare Build – Car Park View

Sales Process

A 100% interest in 25-27 Jones Road, Bellbird Park is available for purchase via an expression of interest campaign, closing 5pm Thursday, 10 April 2025.

Due Dilligence

For access to the available due diligence information please contact the exclusives agents.

Sellers Decision

The seller reserves the right to accept an offer before the Expressions of Interest closing date. The seller also reserves the right to accept or not accept any offer and postpone or cancel the sale process. The decision of the seller shall be final.

For all enquiries, please contact the exclusive marketing agents.



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