

FOR SALE ● RETAIL SPACE  
FOR LEASE

# Chuwar's Newest Purpose Built Medical or Retail Space

266-274 Mount Crosby Road, Chuwar

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### Property Overview:

Blue Commercial is pleased to present the final lot available at 266-274 Mount Crosby. This prime location offers a proposed medical or retail space, adjoining key establishments such as a 7-Eleven, Stellarossa Drive Thru, and an upcoming standalone drive-through and car wash.

Lot 3 is designed to accommodate healthcare, retail, or showroom purposes, with the flexibility to be customised architecturally for a specific user. Alternatively, it is available for purchase for your own use, subject to council approval.

### Location Overview:

Located just 6km\* north of Ipswich CBD, this property is within walking distance of Karalee Shopping Centre and Karalee Tavern.

Surrounded by substantial residential growth, including a mix of lot sizes from 300 sqm to 6,000 sqm. Construction is currently underway, with landscaping and new buildings in development. The works are scheduled for completion in Q4 2025\*.

### Property Highlights:

- GFA - 336sqm\*
- Site area - 1925sqm\*
- A brand-new build
- High exposure with excellent neighbouring tenants
- Surrounded by residential growth
- Fully customisable

\*Approximately