

FOR SALE

**1-5 OAKEY FLAT ROAD,
MORAYFIELD**



Executive Summary.

Address	1-5 Oakey Flat Road, Morayfield
Location	44km north of Brisbane CBD and 3km south of Caboolture CBD
Land Area	9,808m ²
Zoning	General Residential (Urban Neighbourhood)
Development Approval	Development Permit for Residential Care Facility, Retirement Facility, Community Care Centre, Food and Drink Outlet, Health Care Services, Indoor Sport and Recreation, Office, Shop, and Showroom.
Outgoings	Land tax: \$13,520 Rates: \$2,417 (half yearly) Water: \$232 (quarterly)

For more information, please contact the agents below.



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The Opportunity.

Blue Commercial and Intergrated Property Partners are pleased to present 1-5 Oakey Flat Road, Morayfield to the market **for Sale.**

This exciting freehold offering affords the astute purchaser an opportunity to acquire a ready to develop 9,808m² corner allotment situated along Morayfield's major thoroughfare.

Located in an established large format retail precinct, the site is neighboured by national tenants such as Bunnings, Forty Winks, Total Tools, Harvey Norman and more.



MORAYFIELD TRAIN STATION

MORAYFIELD EAST STATE SCHOOL

SUPACENTRE MORAYFIELD

BUNNINGS



1-5 OAKY FLAT ROAD, MORAYFIELD

Located in one of South-East Queensland's fastest growing regions, Moreton Bay City.



Catchment population is forecast to grow from 479,639 to approximately 690,000 by 2041.



Current **job growth** sits at **34.11%**, outperforming the Southeast Queensland average at 25.28%.



Third largest and fifth fastest growing catchment in Australia



\$227.4M budget for capital works program to improve local infrastructure.



\$1.2B Moreton Bay Rail Link completed in 2016, connecting key retail, commercial and employment nodes



\$925.5M Bruce Highway upgrades between Pine River and Caloundra.



Join some of Australia's most notable retailers in Morayfield.



 Caboolture CBD

Key Landmarks.

-  25 mins Brisbane CBD
-  5 mins Caboolture CBD
-  2 mins Morayfield Train Station
-  4 mins Day One Early Learning
-  6 mins Morayfield East State School
-  9 mins Caboolture Hospital

Subject Site

Harvey Norman

 **Morayfield Train Station**

FortyWinks



reece



nicksali



PETBARN



SPOTLIGHT



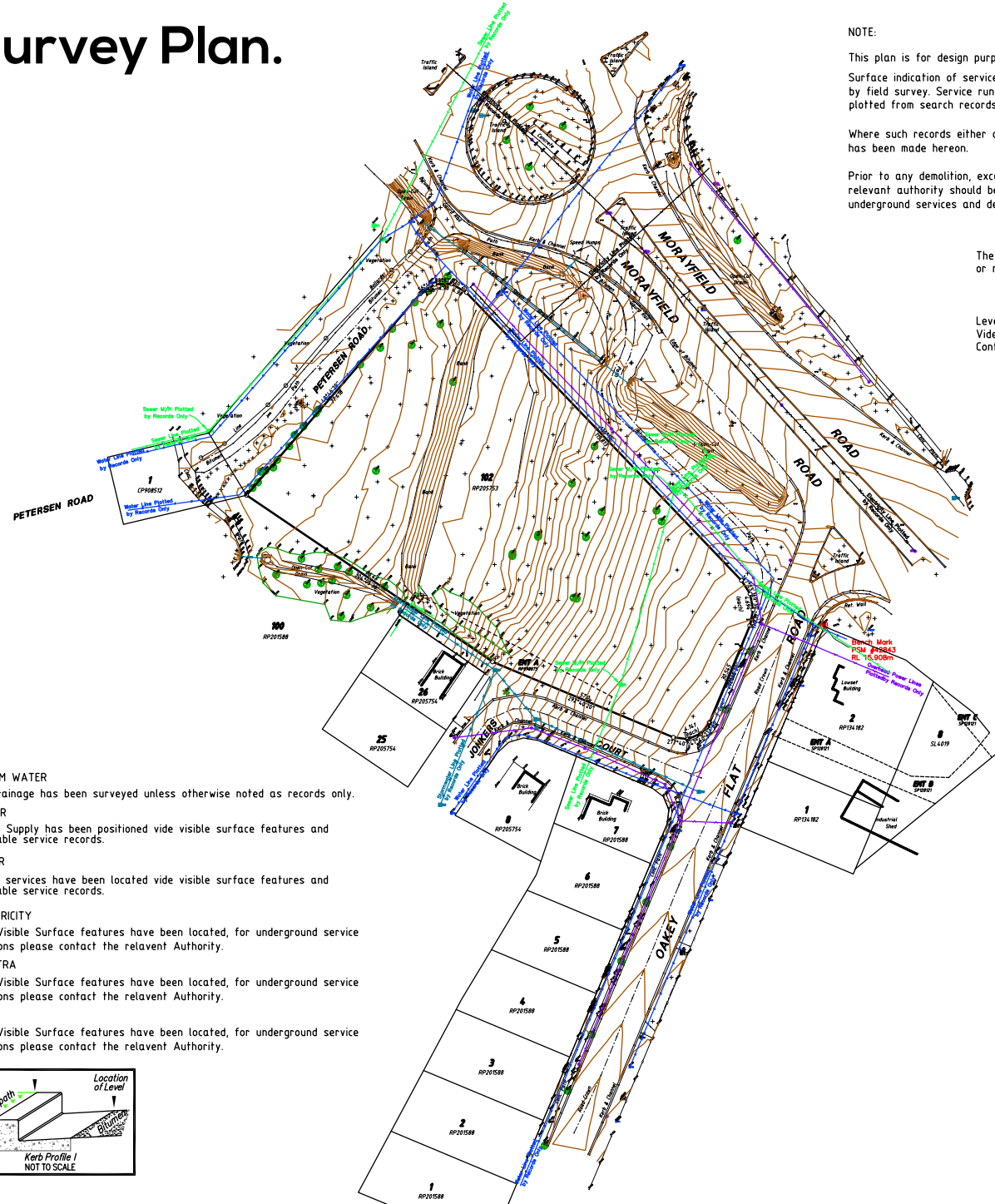
officeworks



 **Brisbane CBD**



Survey Plan.



NOTE:

This plan is for design purposes only. Not to be used for construction.

Surface indication of services shown hereon have been located, where possible, by field survey. Service runs and features not located by field survey have been plotted from search records where possible with notations shown.

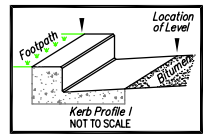
Where such records either do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services conduits.

BOUNDARIES
 The boundaries shown hereon have not been reinstated or remarked for the purpose of this survey.

LEVEL DATUM
 Level Datum is AHD Derived
 Vide: PSM #42843 RL15.908 AHD
 Contour Interval is 0.25 metres.

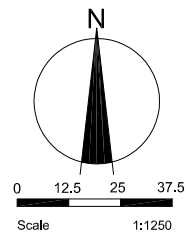
- STORM WATER**
 All Drainage has been surveyed unless otherwise noted as records only.
- WATER**
 Water Supply has been positioned vide visible surface features and available service records.
- SEWER**
 Sewer services have been located vide visible surface features and available service records.
- ELECTRICITY**
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.
- TELSTRA**
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.
- GAS**
 Only Visible Surface features have been located, for underground service locations please contact the relevant Authority.



LEGEND TO SYMBOLS

- BENCH MARK
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRICAL PIT
- STORMWATER M/H'S
- TREE
- WATER SERVICE MANHOLE
- STREET LIGHT/POWER POLE
- GRATED PIT
- TELSTRA PIT
- SEWERAGE MANHOLE
- WATER TAP
- SIGN POST
- LINE OF BOLLARDS
- STEEL BOLLARD
- MANHOLE (UNKNOWN ORIGIN)
- STORM WATER
- SEWER MAIN
- WATER MAIN
- TELSTRA CONDUIT
- ELECTRICITY
- GAS
- WIRE FENCELINE
- OVERHEAD ELECTRICITY
- UNDERGROUND ELECTRICITY

REVISION	DATE	ZONE



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Surveyor	AB	Nov'10
Drawn	AB	Nov'10
Checked	AB	Nov'10
Approved	KM	Nov'10

Cnr Morayfield Road & Oakey Flat Road, Morayfield
 Plan of Contour and Detail survey over
 Lot 102 on RP205753

Parish of Caboolture, County of Stanley
 Drawing No. 10155-001 Rev
 Sheet No. 1 of 1 1-5 Oakey Flat Road,dwg



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