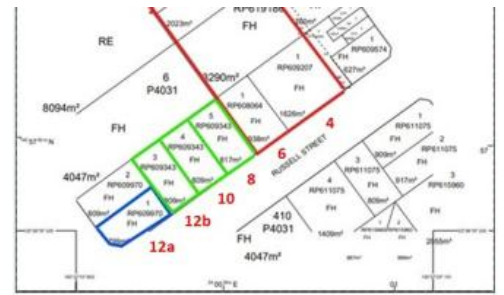




12 Russell Street, Gracemere



DEVELOPERS! Prime Corner Development Site – DCZ Zoning in Central Gracemere

This is not your average block!

Positioned in the heart of Gracemere's thriving town centre and 12km from Rockhampton, this level 799m² corner allotment represents a rare opportunity to secure a high-exposure development site within the tightly held District Centre Zone.

With its premium corner position, this site offers outstanding access, visibility, and flexibility – ideal for a range of development outcomes. Please note that this is DCZ Zoning so that future usage will be for high-density residential to commercial use.

Offered to the market at \$395,000

799m²

Price Value Offer
\$395,000

Property Type Residential

Property ID 1205

Land Area 799 m²

Agent Details

Alan Cornick - 0418 792 888

Leonie Wheeler - 0428 199 930

Office Details

Rockhampton

109 Campbell St

Rockhampton City QLD 4700

Scale Up Opportunity

Looking to expand your footprint? There is also an opportunity to secure one or multiple adjoining allotments with flexible District Centre Zoning (DCZ), offering outstanding scope for residential, commercial, or mixed-use development. With high exposure positioning, including the premium corner site, these allotments provide the scale, access, and zoning that developers actively seek but rarely find in one consolidated offering.

The adjoining 809m² allotment is also available, presenting a rare chance to secure a combined 1,608m² development site in a prime central location.

Additional adjoining lots may also be available, up to 4 lots in total (two with houses), totaling 3,234m², creating the potential for an even larger aggregated holding. The owner is open to considering offers across two or more allotments, with clear advantages for buyers looking to amalgamate sites and unlock greater development scale.

DEVELOPMENT POTENTIAL

Zoned DCZ (District Centre Zone), the site supports a wide range of outcomes including:

- Higher density residential (units / apartments)
- Commercial or retail development
- Medical, consulting, or office suites
- Mixed-use projects (commercial ground floor with residential above)
- Fast food or drive-through (subject to approvals)

CONCEPTUAL DEVELOPMENT UPSIDE

Preliminary concepts indicate the site is well suited to:

- Multi-level mixed-use development
- Ground floor commercial activation
- Motel or 8–16 residential units (configuration

Australia

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dependent and (STCA)

- Efficient on-site parking via dual street access

The corner positioning enhances:

- Vehicle access and circulation
- Customer exposure for commercial tenancies
- Overall development efficiency

WHY GRACEMERE?

- Rapid population growth corridor
- Strong demand for residential accommodation
- Expanding commercial and service sector
- Proximity to Rockhampton (approx. 10 minutes)
- Increasing infrastructure and local investment

ENQUIRE TODAY

Opportunities to secure premium site corner positions on vacant land are extremely limited. This is prime property in a growth corridor. Act Now!

For further information, site details, or to discuss development potential:

Alan Cornick

0418 792 888

Leonie Wheeler

0428 199 930

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