



# Substantial Freehold with Development Potential

**For Sale**

For Sale by EOI closing 2  
December at 4pm  
Sale by Negotiation

Land/Development

505 Mount Peter Road, Mount Peter, Qld 4869

**Floor Area:**

20.0 m<sup>2</sup> - 30.0 m<sup>2</sup>

**Land Area:**

26.58ha (65.68 acres) (approx)



## Property Description

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Colliers Cairns are pleased to offer for sale 505 Mount Peter Road, Mount Peter, QLD. Representing a substantially sized freehold parcel, the quality site offers potential future development opportunities or the continuation of current farming practises for the new owner. The property is being offered to the market for Expressions of Interest closing Thursday 2 December at 4pm.

Located between Edmonton and Gordonvale, south of Cairns City, the property represents a considerably sized, 26.58Ha\* parcel of freehold land. Currently utilised as a combination of cattle grazing and sugar cane farming, the parcel has the potential for future development opportunities, subject to council approval.

The site incorporates several improvements including a 42x15m farm shed, covered cattle shed and quality barbwire fencing around the property. The farming land itself comprises 10.13Ha\* productive land area under cane plus approximately 12.5Ha of improved pasture with brachiaria grass for cattle fattening.

Accessible via Mount Peter Road (south of Edmonton) and the Bruce Highway, the site is ideally positioned within the southern "hot spot" development area. With substantial dual street frontages - 445m\* to Mount Peter Road and 600m\* onto Mohamed Access, the parcel is zoned "Low-Medium Density Residential" representing the potential for future residential development with varying densities, subject to approvals. The site is relatively unconstrained except those areas adjacent to waterways.

Bounded by surrounding agricultural properties and positioned within a high rainfall area, the southern boundary of the site runs along a watercourse (Gray Creek), with the adjoining point of Gray Creek and Wrights Creek positioned adjacent to the south-east corner of the site.

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**Stacey Quaid**

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**Colliers - Cairns**

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