Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Table of Contents

- Welcome
- Property Summary
- Location
- Key Features
- Annexures
- About First National Commercial
- Disclaimer

Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Welcome

Thank you for your interest in 624 Main Street, Kangaroo Point.

At First National Commercial, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

We are here to answer any questions you may have, so don't hesitate to get in contact.

Regards,

Michael Koukides

Email: michael.koukides@metrofn.com.au

Phone: 0431 147 776

Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Property Summary





624 Main Street, Kangaroo Point

Freehold Corner - Development Site

PROPERTY TYPE	LAND AREA	FLOOR AREA
Land/Development	1672 sqm	600 sqm

For Sale

624 Main St is a premium corner site offering potential to retain the building in its current form, reposition, occupy, land bank or develop and build out either with the current DA or with your desired amendments. Take advantage of the imminent growth prospects at this central location.

- Currently occupied as residential accommodation with office, pool and leisure areas (approximate building size is 600m2)
- Situated on a 1,672m site with huge street frontage and exposure on a busy main road
- MU1 (Mixed Use Inner City) zoning providing future development upside STCA
- High profile position and close proximity to all local amenities
- Elevated and flood free

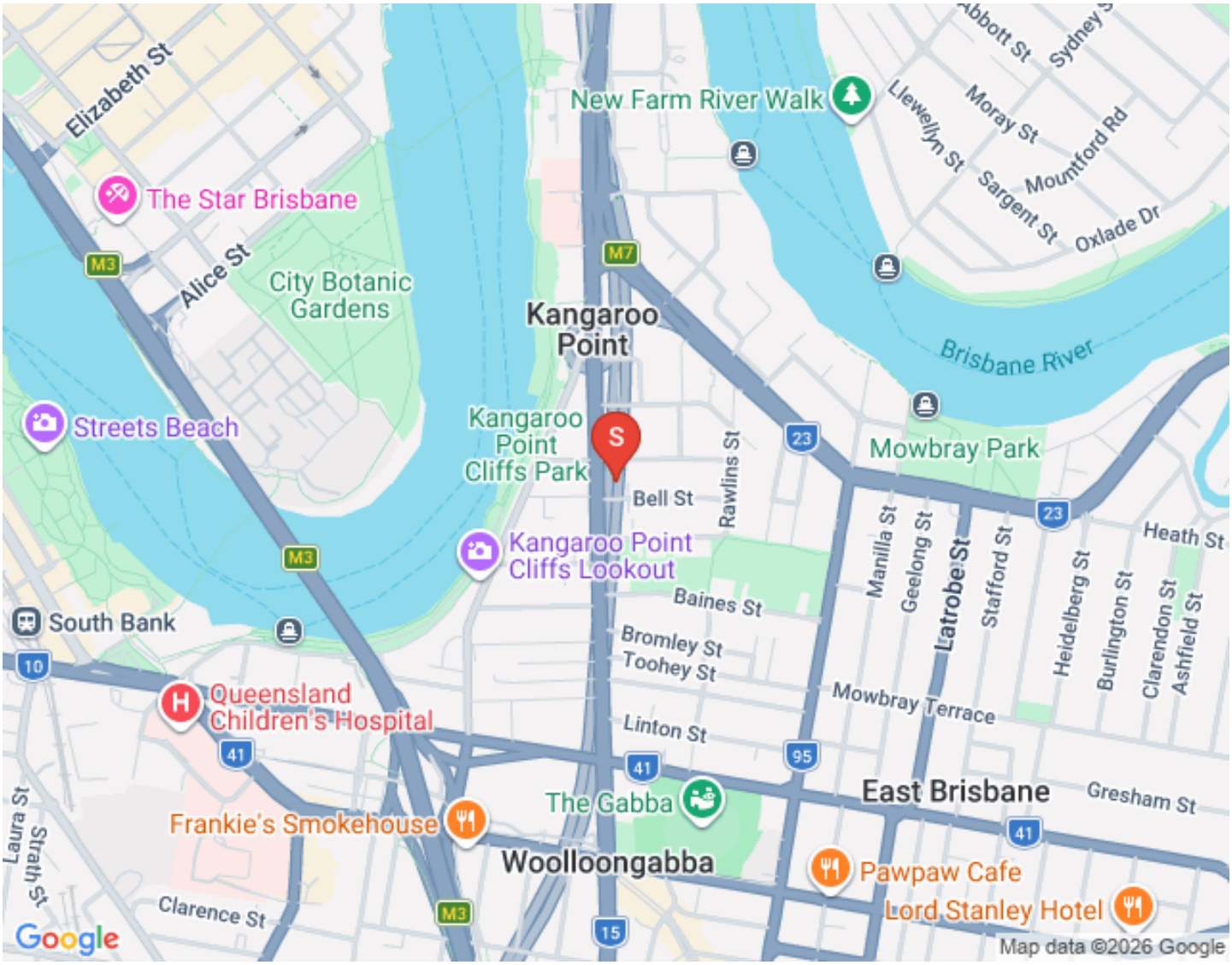
The Development Application (DA) is complete. The DA is for 68 residential apartments, consisting of 52 two-bedroom units, 16 three-bedroom units, and 4 retail spaces, totalling 72 units.

It is in close proximity to the Goodwill Bridge, the new Kangaroo Point Green Bridge, Story Bridge, Mater Hospital, Gabba Stadium, Cross River Rail, South Bank, TAFE, QUT Gardens Point Campus, and many more amenities.

Do not miss this rare opportunity.

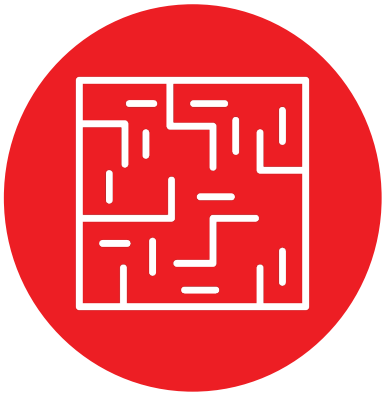
Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Location



Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Key Features



Premium corner site on 1,800m2 block



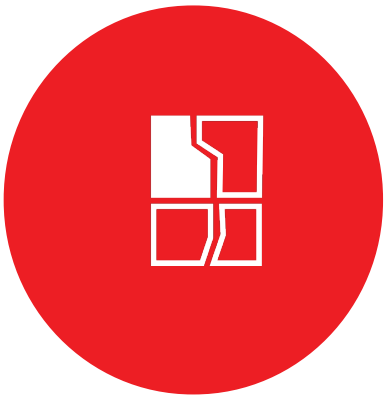
Currently occupied as residential accommodation with office, pool, and leisure areas



Elevated location (flood free)



Fantastic exposure



MU1 (Mixed Use Inner City) Zoning providing future development upside STCA



Current DA approval 68 residential apartments

Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Annexures

Survey Plan
Architect Plans
Approved DA Plans
Floodwise Property Report

About First National Commercial



MICHAEL KOUKIDES

CONSULTANT

0431 147 776
michael.koukides@metrofn.com.au

Michael Koukides is a property consultant with over 10 years of well-rounded property experience, providing expert advice across multiple asset classes.

Before agency, he was an investment and development manager with a private equity, family office in London and prior to that, valuations with an international company in Brisbane.

He graduated from QUT with a Bachelor of Property Economics and is a member of the Royal Institute of Chartered Surveyors.

Michael has been a Committee Member for the Australian Property Institute and has volunteered with a variety of causes.

In addition, qualified as a Divemaster and has instructed courses in Greece, Vanuatu, Indonesia and within Australia. Contact Michael on **0431 147 776.**

Michael Koukides
0431 147 776
michael.koukides@metrofn.com.au

Disclaimer

Subject to the provisions of the **Competition and Consumer Act 2010 (Cth), including the Australian Consumer Law**, the **Property Occupations Act 2014 (Qld)**, and any other applicable legislation or statutory provisions that cannot be excluded, FIRST NATIONAL COMMERCIAL provides the following notice:

All information provided by FIRST NATIONAL COMMERCIAL in relation to this property, whether contained in this document, any marketing material, correspondence or communicated verbally, is provided in good faith and is based on information available at the time of publication. FIRST NATIONAL COMMERCIAL does not make any representation or warranty as to the accuracy, completeness or reliability of such information, except where required by law.

Prospective purchasers, tenants and other interested parties must rely on their own investigations, inspections, searches, enquiries and independent professional advice to satisfy themselves as to the accuracy of all information provided, and as to the suitability, condition, use, permitted use, zoning, approvals, compliance, financial performance and any other matters relating to the property.

Interested parties should obtain their own independent legal, accounting, financial, planning, building, environmental and other professional advice before entering into any transaction relating to the property.

Nothing contained in this notice excludes, restricts or modifies any rights, guarantees, warranties or remedies available under applicable legislation, including those rights that cannot lawfully be excluded under the **Australian Consumer Law** or other relevant legislation.

No employee, representative or agent of FIRST NATIONAL COMMERCIAL has authority to make or give any representation, statement, guarantee or warranty in relation to this property unless expressly authorised in writing by FIRST NATIONAL COMMERCIAL or required by law.

FIRST NATIONAL COMMERCIAL recommends that all prospective purchasers and tenants conduct their own due diligence and make their own enquiries before relying on any information supplied in connection with this property.