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## 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

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Phone: 0431 147 776

## 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.

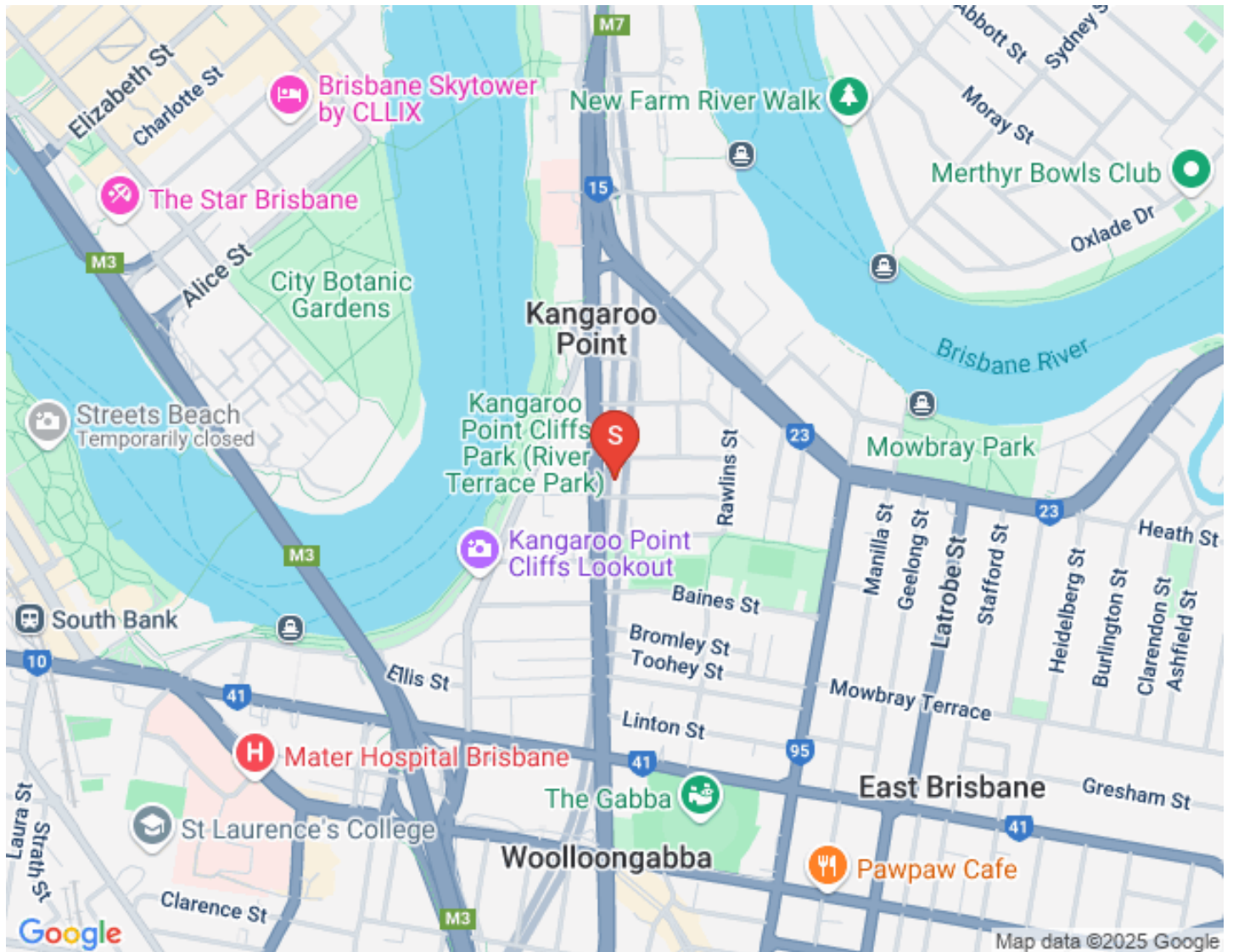
- Currently occupied as residential accommodation with office, pool and leisure areas (approximate building size is 600m<sup>2</sup>)
- Situated on a 1,672m site with huge street frontage and exposure on a busy main road
- MU1 (Mixed Use Inner City) zoning providing future development upside STCA
- High 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.

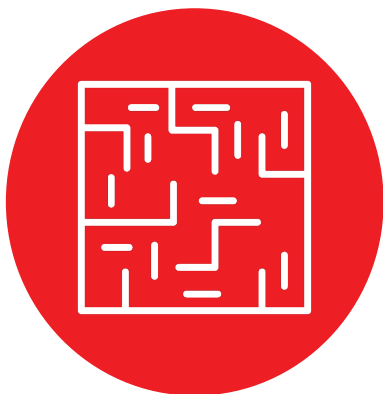
It is in close proximity to the Goodwill Bridge, the new Kangaroo Point Green Bridge, Story Bridge, Mater Hospital, Gabba Stadium, Cross River Rail, South Bank, TAFE, QUT Gardens Point Campus, and many more amenities.

Do not miss this rare opportunity.

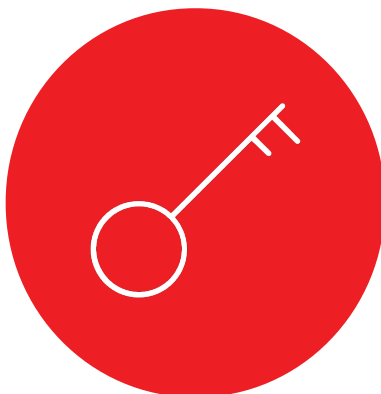
## Location



## Key Features



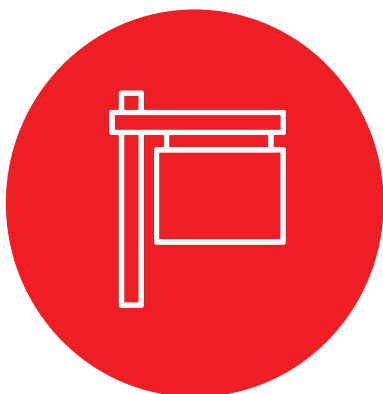
Premium corner site on  
1,800m2 block



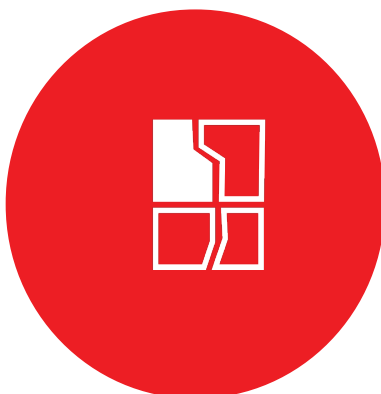
Currently occupied as  
residential  
accommodation with  
office, pool, and leisure  
areas



Elevated location (flood  
free)



Fantastic exposure



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



Current DA approval 68  
residential apartments

## Annexures

[Survey Plan](#)

[Architect Plans](#)

[Approved DA Plans](#)

[Floodwise Property Report](#)

## About First National Commercial



### MICHAEL KOUKIDES

#### CONSULTANT

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[michael.koukides@metrofn.com.au](mailto: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**.

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## Disclaimer

The information provided herein relating to the property offered for sale has been supplied to First National Commercial by the client. Whilst the information contained herein is provided in good faith, First National Commercial advises that it is merely acting as messenger of the information provided by the vendors of the property, and it does not take responsibility for any errors, omissions or misrepresentations that may be found.

First National Commercial recommends that you seek independent advice and make your own full and proper enquiries and complete full due diligence before acting on any information contained herein.

Subject to any terms implied by law and which cannot be excluded First National Commercial accepts no responsibility for any loss, damage, cost, or expense incurred by you as a result of any error, omission or misrepresentation herein.