



**54 Lucas Dr, Lamb Island**

**T. Barclay**



## Rare Commercial Block - A Wise Investment

Rare freehold 572m2 commercial block on Lamb Island, only 450m from the jetty and central to every thing.

Level and clear and on the main road Lucas Drive. Already surveyed and with town water and electricity connections easily available.

Build a shop top residence with a maximum roof height of 10.5 metres and have your business downstairs on the road front. Make the most of the central main road position walking distance from the Lamb Island ferry.

Lamb island is home to approximately 400 people and is visited by many more every year. Make the lifestyle change and earn an income without leaving home.

Some potential business ideas that could work well are:

Woodfired pizza

Hole in the wall style coffee shop selling freshly roasted coffee from beans roasted by our very own Lamb Island coffee roaster.

Juice and smoothie bar

It is zoned 'Neighbourhood Centre' so any business that accommodates the basic needs of the community, and operates between the hours of 6am and 10pm would be suitable.

At only \$79,500 it is a bargain!

Call local T. Barclay agent Kat Gawlik for more info or to inspect. 0497 887 953

 572 m2

<b>Price</b>	SOLD for \$64,500
<b>Property Type</b>	Residential
<b>Property ID</b>	2209
<b>Land Area</b>	572 m2

### Agent Details

Kat Gawlik - 0497 887 953

### Office Details

Macleay Island  
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## ABOUT LAMB ISLAND

Lamb Island is the second smallest of the Southern Moreton Bay Islands with excellent fishing, kayaking, sailing and deep water moorings on our doorstep. We have about 400 residents and a small community feel compared to the larger suburban islands Russell and Macleay. Get your local honey, freshly roasted coffee, organic microgreens, edible mushrooms and handmade soap from some of the local small businesses on Lamb. We are just a 21 minute Translink passenger ferry to Redland Bay, Brisbane where there is free car parking and the Weinam Creek Development is in the pipeline. We have mains water, electricity, NBN internet, public tennis court, playground, BBQ area and swimming area, off-leash dog park, community garden, free rubbish dump, Lamb Island Recreational Club and a small shop. Woolworths deliver here every day of the week for a small delivery fee. There are essentials such as schools, post office, pharmacies, medical centres, hardware stores and cafes on the neighbouring islands Macleay and Russell which are a free 5 minute inter-island ferry away. The vehicle barge is \$54 each way for residents leaving from Redland Bay, Brisbane. The Island jetties will be getting a modern revamp over the next couple of years with work on the Russell Island jetty already commenced.

The islands are moving ahead and undergoing a building boom which is to be expected for a region so close to Brisbane and the Gold Coast. The secret's out and more people are discovering our beautiful islands.

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