



**Croydon Shire Council**

# **LAND FOR SALE**

**Individual parcels of vacant residential land**

Croydon Shire Council  
PO Box 17  
Croydon QLD 4871

Phone (07) 4748 7100  
Email [admin@croydon.qld.gov.au](mailto:admin@croydon.qld.gov.au)

## 1. Introduction

Croydon Shire Council is offering for sale at a fixed price a number of individual parcels of Council owned vacant residential land allotments located in the township of Croydon, Queensland. Council at its Ordinary Meeting of 19 November 2020 resolved to dispose of the parcels of land by fixed price under section 236 of the *Local Government Regulation 2012* and in line with the valuation of land. Council may dispose of the land other than by tender or auction as the asset was previously offered for sale by tender and was not sold and will be sold for more than the highest tender bid that was received.

## 2. Vacant Residential Land Allotments

Council is offering for sale a number individual parcels of freehold land as described below at a fixed sale price. The properties are offered on an “as is” basis and interested parties are responsible for undertaking their own research to ensure the properties are adequate for their requirements.

Ref No.	Property Address	Real Property Description	Land Area	Fixed Sale Price
1	<del>SOLD</del> <del>3 Sircom Street, Croydon QLD 4871</del>	<del>L347 on SY28</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
2	<del>Not available – under offer</del> <del>5 Sircom Street, Croydon QLD 4871</del>	<del>L348 on SY28</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
3	20 Sircom Street, Croydon QLD 4871	L324 on MPH15915	1012m <sup>2</sup>	\$6,900
4	22 Sircom Street, Croydon QLD 4871	L323 on MPH15915	1012m <sup>2</sup>	\$6,900
5	<del>SOLD</del> <del>24 Sircom Street, Croydon QLD 4871</del>	<del>L1 on MPH40918</del>	<del>2023m<sup>2</sup></del>	<del>\$10,800</del>
6	53 Temple Street, Croydon QLD 4871	L717 on MPH14026	1012m <sup>2</sup>	\$6,900
7	<del>SOLD</del> <del>55 Alldridge Street, Croydon QLD 4871</del>	<del>L18 on MPH22226</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
8	<del>SOLD</del> <del>61 Alldridge Street, Croydon QLD 4871</del>	<del>L314 on MPH14026</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
9	<del>NOT AVAILABLE</del> <del>43 McArthur Street, Croydon QLD 4871</del>	<del>L251 on MPH15915</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
10	<del>Not Available – under offer</del> <del>45 McArthur Street, Croydon QLD 4871</del>	<del>L16 on MPH22250</del>	<del>2023m<sup>2</sup></del>	<del>\$10,800</del>
11	48 Samwell Street, Croydon QLD 4871	L12 on MPH40303	1012m <sup>2</sup>	\$6,900
12	44 Samwell Street, Croydon QLD 4871	L14 on MPH40303	1012m <sup>2</sup>	\$6,900
13	31 Samwell Street, Croydon QLD 4871	L3 on MPH34748	2023m <sup>2</sup>	\$10,800
14	<del>NOT AVAILABLE</del> <del>29 Brown Street, Croydon QLD 4871</del>	<del>L463 on MPH15915</del>	<del>1012m<sup>2</sup></del>	<del>\$6,900</del>
15	27 Brown Street, Croydon QLD 4871	L462 on MPH15915	1012m <sup>2</sup>	\$6,900
16	24 Francis Street, Croydon QLD 4871	L444 on MPH15915	948m <sup>2</sup>	\$6,900
17	<del>NOT AVAILABLE</del> <del>22 Francis Street, Croydon QLD 4871</del>	<del>L445 on MPH15915</del>	<del>936m<sup>2</sup></del>	<del>\$6,900</del>
18	<del>SOLD</del> <del>21 William Street, Croydon QLD 4871</del>	<del>L4 on MPH31623</del>	<del>1882m<sup>2</sup></del>	<del>\$10,800</del>



**Town Planning** - The land is within the Township Zone Residential precinct and Township Zone (no precinct) under the Croydon Shire Planning Scheme. Any building and development works must be undertaken in accordance with the relevant Australian Standards and Building Codes and Croydon Shire Council Planning Scheme.

**Services** - There are no services connected to the vacant properties. There is no reticulated sewerage system in Croydon.

### 3. Contact Person

Enquiries regarding the purchase of land may be directed to Rebecca Fitzgerald, Business Manager on telephone 4748 7100 or by emailing [rfitzgerald@croydon.qld.gov.au](mailto:rfitzgerald@croydon.qld.gov.au)

#### **4. Buyers Details**

To secure the purchase of land, interested parties must complete the Buyers Details Form (see attached) and return to [admin@croydon.qld.gov.au](mailto:admin@croydon.qld.gov.au) so that Council's solicitors can prepare the necessary contract and sale documents.

A deposit of 10% of the sale price will be required to be paid by the buyer on signing the contract of sale.

#### **5. Authorisation**

The sale of land is authorised by William Kerwin, Chief Executive Officer, Croydon Shire Council on 14 January 2021.

**CROYDON SHIRE COUNCIL - SALE OF VACANT RESIDENTIAL LAND****BUYER'S DETAILS**

Name/s (in full)				
ABN/ACN (if applicable)				
Is the buyer registered for GST and acquiring the land for a creditable purpose?		<input type="checkbox"/> Yes <input type="checkbox"/> No (Note: An example of an acquisition for a creditable purpose would be the purchase of the land by a building contractor, who is registered for GST, for the purposes of building a house on the land and selling it in the ordinary course of its business).		
Is the contract to be conditional on the buyer obtaining approval of finance?		<input type="checkbox"/> Yes <input type="checkbox"/> No		
Street Address				
Postal Address				
Telephone Number				
Mobile Telephone Number				
Email Address				
<b>Lot</b>	<b>Plan</b>	<b>Land Area</b>	<b>Address</b>	<b>Purchase Amount</b>

**BUYER'S SOLICITOR**

Solicitor Name	
Solicitor Contact Person	
Street Address	
Postal Address	
Telephone Number	
Email Address	

_____	_____	____/____/____
Buyer's Name (Please print)	Buyer's Signature	Date

_____	_____	____/____/____
Buyer's Name (Please print)	Buyer's Signature	Date