







Serious Shed Space on 1,844m2 – The Ultimate Cardwell Base

If you have been searching for a property with exceptional shed space, room for the boat, caravan, vehicles and all the toys, 8 Phillips Street, Cardwell deserves your attention.

Positioned on a generous 1,844m2 fully fenced allotment, this unique property features an impressive council-approved Class 10a shed of approximately 180m2, offering substantial secure storage and workshop space together with a practical internal fit-out.

The shed is exceptionally well set up, with three large roller-door openings providing excellent access and plenty of room for boats, vehicles, trailers, machinery or workshop equipment. Roller-door anchor blocks have been installed for additional security, complemented by security screens to windows and a security camera system.

6 1,844m2

Price	$590,000
Property Type	Residential
Property ID	1349
Land Area	1,844 m2

Agent Details

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Hinchinbrook REAL ESTATE

Internally, the shed has been fitted out with comfort and functionality in mind. There is an air-conditioned built-in bedroom with a feature barn-style sliding door, along with a modern, full-size kitchen offering generous bench and cupboard space, dishwasher, gas cooktop and electric wall oven.

The combined bathroom and laundry feature tiled flooring and includes a full-size shower, toilet, vanity, laundry wash tub and provision for a washing machine.

Outside, the generous allotment provides plenty of usable space and room to consider building your dream home in the future, subject to the necessary council and relevant approvals. The property is fully fenced with a Colorbond sliding front gate, while a bore, irrigation system, water tank and septic system are already in place.

Adding further value is an installed 10.56kW solar system, comprising 24 x 440W solar panels with an 8kW inverter.

For buyers considering the future potential of the allotment, a soil testing report is available, together with a comprehensive collection of supporting property documentation.

Property Features

- Generous 1,844m2 allotment
- Fully fenced with Colorbond sliding front gate
- Council-approved Class 10a shed – approximately 180m2
- Three large roller-door openings
- Roller-door anchor blocks installed
- Excellent boat, caravan, vehicle and machinery storage
- Extensive workshop space
- Air-conditioned built-in bedroom with barn-style sliding door
- Modern full-size kitchen with dishwasher, gas cooktop and electric wall oven
- Combined bathroom and laundry with full-size shower, toilet and vanity

- Laundry wash tub and washing machine provision
- Tiled bathroom/laundry flooring
- Security screens to windows
- Security camera system
- Installed 10.56kW solar system
- Septic system installed
- Bore and irrigation system
- Water tank
- Soil testing report available
- Room to consider building your dream home, subject to relevant approvals

Property Documentation Available

A comprehensive selection of supporting documentation is available to prospective buyers, including:

- Soil Testing Report
- Form 18A – Inspection Certificate for Treatment Plant Stage
- Form 19 – Final Inspection Certificate
- Current Rates Notice
- Shed Plans – Tully Welding Works
- Solar system documentation
- Form 21 – Final Inspection Certificate (Class 10a)

The Cardwell Lifestyle

Located in the beautiful coastal township of Cardwell, Queensland, this property offers the opportunity to embrace the relaxed North Queensland lifestyle for which the area is renowned.

Positioned between Townsville and Cairns, Cardwell enjoys a spectacular coastal setting overlooking Hinchinbrook Island and the surrounding waterways. The township is particularly popular with boating and fishing enthusiasts, providing an ideal base for exploring the Hinchinbrook Channel, nearby islands and surrounding coastline.

Cardwell also offers the convenience of local shopping, cafés, dining, schooling and essential services, while the

wider region is renowned for its natural beauty and outdoor lifestyle.

Whether your plans involve building your future home, creating the ultimate base for your boat and caravan, establishing a serious workshop or simply enjoying the freedom that comes with a substantial parcel of land, 8 Phillips Street combines space, infrastructure and lifestyle in one impressive package.

With 1,844m2 of land, a substantial council-approved shed, excellent workshop and storage capacity, installed solar and extensive existing infrastructure, much of the hard work has already been done.

Contact Tamara Stokes at Hinchinbrook Real Estate to arrange your private inspection or request a copy of the available property documentation.

Please note: The existing shed is approved as a Class 10a building. Any proposed dwelling, change of use or future development is subject to council and other relevant approvals. Prospective purchasers should undertake their own enquiries and due diligence regarding their intended use of the property.

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