







Redevelop, Rebuild, Renovate: 1040m2

3 1 1 1,040m2

This flat 1040m2 block located just a short walk to town, rail, parks, and hospitals is zoned Medium Density Residential offering exceptional potential to redevelop with the possibility of multiple dwellings or dual occupancy/duplex onsite, subject to relevant council approvals.

Currently, there is an existing older-style dwelling onsite comprising three bedrooms, one bathroom, office, sunroom, functional kitchen, open plan living, rear deck, and separate double lock-up garage.

Whilst the home could be renovated, the most likely option in terms of a value-add upside is a new build. The current owner has plans drawn up for a triplex onsite (now lapsed) available for perusal, and another option could be rebuilding/renovating

Price	SOLD for $630,000
Property Type	Residential
Property ID	2983
Land Area	1,040 m2

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama, QLD, 4575 Australia
07 5438 3444

existing home and building a second dwelling/granny flat at the rear of the site.

With 20-metre frontage (approximately) the block is a rectangular shape running deep at the sides and backs onto leafy Jubilee parkland and Petrie Creek. Located in an established part of town in a neighbourhood with a mixture of older homes and multiple dwelling developments; it offers outstanding convenience for future residents.

Landbank and rent out for a period of time before on-selling or developing; or purchase today and start planning the next chapter for this substantial sized block, capitalising on the ultra-tight rental market driven by shortage of available and affordable housing.

This is a winning opportunity for a variety of buyers including investors, builders/tradies, and developers. Parcels of land this size so close to town centres are increasingly rare, and with a development-appropriate zoning, this will attract plenty of attention. Is this your next project?

Contact agent for further information in terms of possibilities and previous plans/designs.

- Flat 1040m2 block zoned Medium Density Residential
- Existing older-style 3-bedroom home with DLUG
- Rebuild, reimagine, or redevelop subject to approvals
- Could suit multi-dwelling or dual living development
- Short walk to town, park, rail, hospitals, aquatic centre

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.