



**SOLD**

## DEVELOPMENT OPPORTUNITY IN PRIME LOCATION

If you have been looking for a home with development potential, then look no further!

Located in a quiet pocket of Deagon this post war home has been well maintained and would be perfect for someone looking to add value to a property. Future owners of the property could potentially split the block into 2 lots (STCA) or renovate the existing home. In original condition throughout the home has a modern roof and guttering.

The property faces North East which provides the home with cool afternoon breezes. Set just minutes away from nearby parklands as well Shorncliffe and Sandgate's coastline, your new coastal lifestyle awaits you.

Featuring:

- \* 809m2 block with 20.1 metre frontage and 40.2 metre depth (currently 1 lot)
- \* Post war home which could be renovated and/or removed (STCA)
- \* Maps of underground services can be provided upon request
- \* Large Tuff Built Garage located at the back of the property
- \* Mature landscaping with a variety of fruit trees
- \* Deagon Train Station & Bus Stops are only a short stroll away
- \* Located in Sandgate State School & Sandgate District High School catchments
- \* Close proximity to Curlew Park
- \* Zoning LDR (Low Density Residential)
- \* Rates \$547.29 Per Quarter

**3 BED | 1 BATH | 2 CAR**

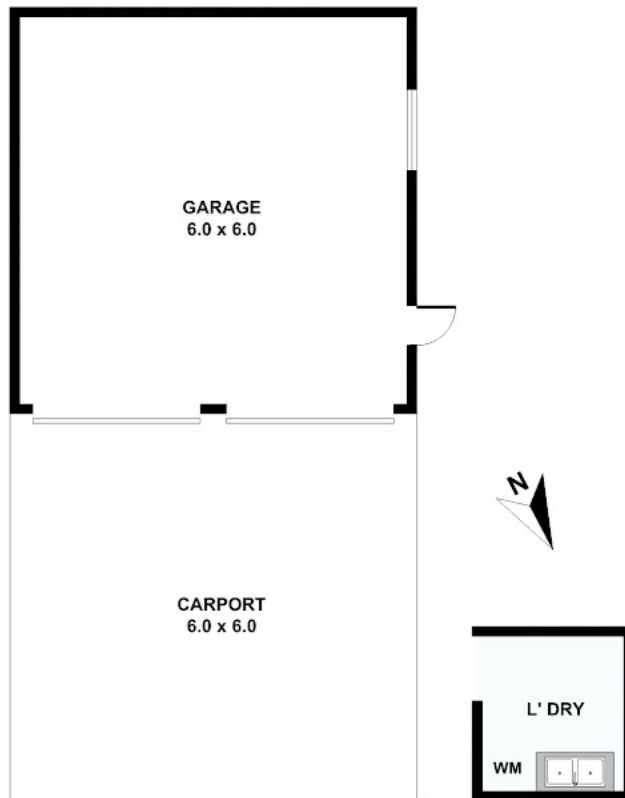
**PRICE:**  
\$821,250

**OPEN FOR INSPECTION:**  
N/A



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# 95 Silvan Road, Deagon



#### APPROXIMATE AREAS

INTERNAL : 87 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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