



SOLD

A RARE OFFERING DEVELOPMENT LAND SUNNYBANK

On behalf of the Vendors, Paul Freney from @Realty is proud to offer for sale 29 Dixon Road, Sunnybank, Qld.

This excellent address is a rare offering giving Developers the opportunity to secure an expansive development site in central Sunnybank directly opposite the Railway Station.

SOME FEATURES:

- * 2,471sqm site zoned Low Density Residential.
- * Potential to sub divide the block into 5 Residential blocks.(The proposed subdivision is compliant with the requirements of the planning scheme and therefore is subject to code assessment)
- * Strategically located within 80 metres* of the Sunnybank Train Station and multiple bus stops.
- * Potential for short term holding income through existing improvements.
- * Tightly held local housing market, with the median house price at \$770,000*
- * Close to all retail outlets including Sunnybank Plaza & Market Square featuring supermarkets, cinemas and an expansive food & beverage offering.
- * Close proximity to many lifestyle amenities including schools, Griffith University, sports club and two hospitals.

For a copy of the Information Memorandum, please contact Paul Freney by email or Mobile 0418714224

For Sale: Offers over \$1.6 Million

2 BED | 1 BATH | 2 CAR

PRICE:
\$1,500,000

OPEN FOR INSPECTION:
N/A



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Note that the lot sizes below are approximate only.

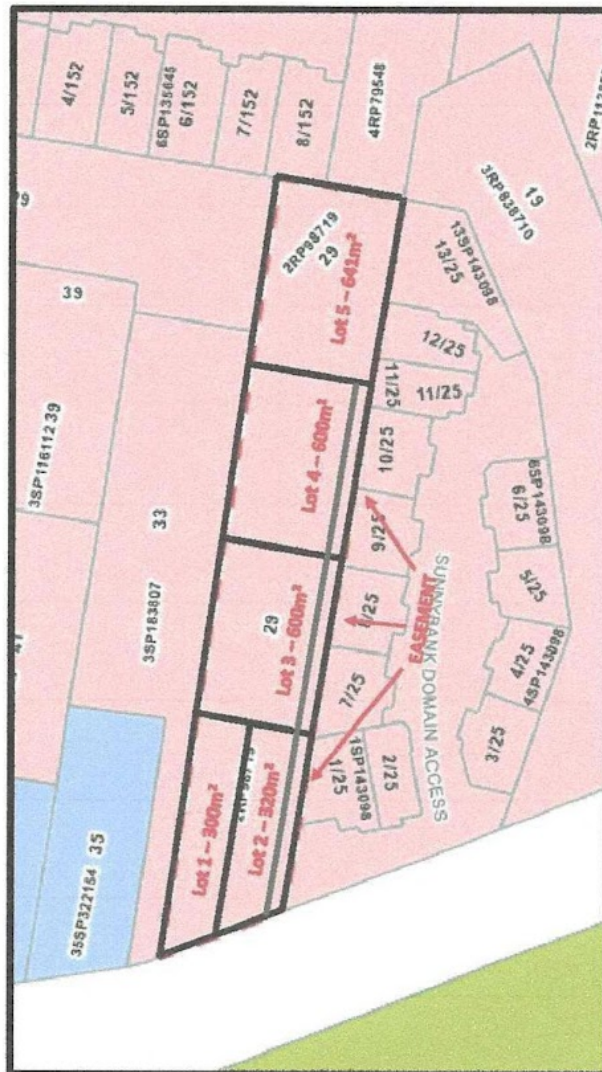


Figure 8 - Indicative Lot Layout

Note that this proposed subdivision is compliant with the requirements of the planning scheme and therefore is subject to code assessment. Therefore, public notification does not apply. In regard to future development of a 1 into 5 Subdivision on the subject premises, the following provides an assessment against the Brisbane City Plan 2014.

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.