

# FOR SALE

## FAMILY HOME WITH DEVELOPMENT POTENTIAL

A unique opportunity exists to invest in your own small lot subdivision. 1948m<sup>2</sup> of prime land in the central suburb of Loganholme. This site is in an established area and within walking distance to Loganholme Primary school, Local shops including I.G.A, public transport and a short drive to Logan Hyperdome, M1, Griffith University, TAFE, Hospitals and the Logan Motorway.

This large parcel of land has an existing dwelling in excellent condition with 3 bed/2 bathrooms/ double carport and family pool. The Development Approval will allow for the separation of the existing house and pool and will create a 1000m<sup>2</sup> lot toward the rear of the property with access to the left of the existing home. This large rear lot will be able to accommodate either 1 or 2 dwellings.

Current local sales suggest the existing dwelling on approximately 900 m<sup>2</sup> would sell in the vicinity of \$380,000-\$400,000 and the remaining land approximately 1,000sm could sell within the vicinity of \$270,000- \$300,000. Instant Equity once Operational Works have been completed and titles separated.

For further information  
call Andrew Bithell on 0401 192 447

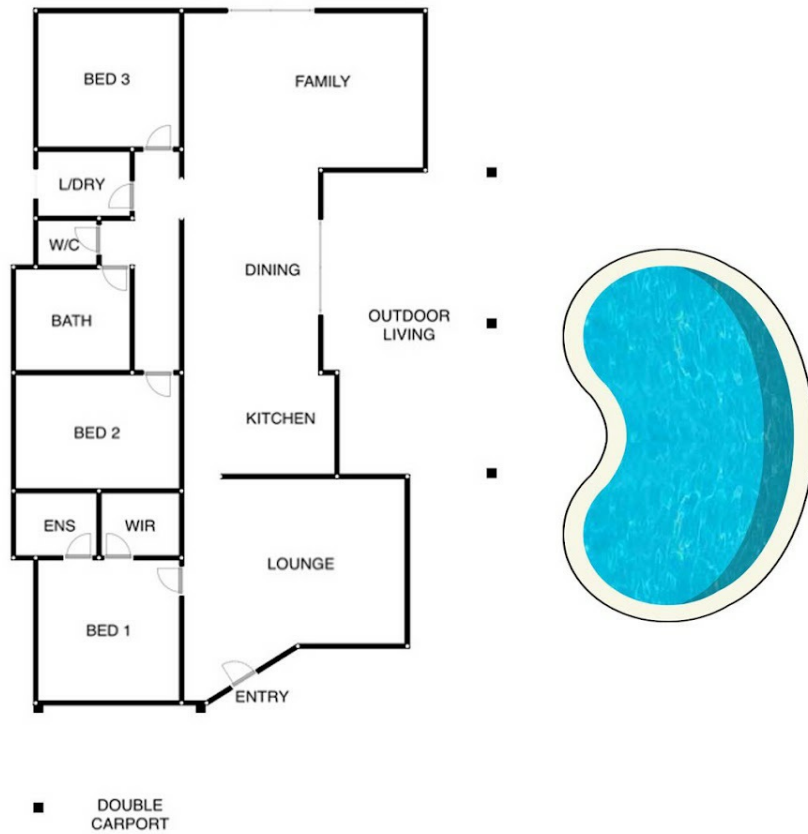
3 BED | 2 BATH | 2 CAR

PRICE:  
\$485,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN INDICATIVE OF LAYOUT ONLY

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.