



## FOR SALE

### NEW PRICE, NEW LISTING- HENDRA REBUILD OR RENOVATE

Big Flat 607m2- 15m Frontage  
Renovate, knock down & rebuild, or land-bank for future development  
Flat lot in Hendra's gentrifying inner-north suburb, just 9 km from the city  
3 big bedroom post-war home.  
Beautiful hardwood floors- carpet recently removed  
Eat-in kitchen, walk-in pantry, and original terrazzo tiled bathroom floor  
5,000-litre water tank & pump plumbed to the laundry

2 workshop areas, and huge storage under  
Side access for boat or caravan  
Live in now, renovate or remove and rebuild  
Fenced Block in popular Hendra backing onto the lush green field of Horse Club  
Enjoy the privacy and natural serenity this property has to offer in a highly sought-after location.  
This home offers easy access to quality schools and transport links

Handy to:  
Brisbane Airport  
Shopping and dining precincts of Portside, Eat Street Markets, Ascot Village Woolworths,  
Racecourse Rd, DFO & Skygate.  
Walk to Doomben & Ascot Racecourses  
Royal Queensland Golf Club nearby  
Doomben Train Station 1.5km  
Rent \$600/week approx. currently vacant  
Rental Property Rates Approx \$685 / qt

Approx. new house build plans & price below.  
1 Hoek Homes Option (as per last 2 photos)  
Design: Dempsey 158 (deck included) \$360,148.00  
Fully enclosed Garage including non-structural slab - +\$ 80,000.00 ( Subject to soil test)  
Additional Charges-  
Scaffolding \$35,000.00  
Machine hire \$5,000.00  
Internal Stairs \$8,000.00

3 BED | 1 BATH | 1 CAR

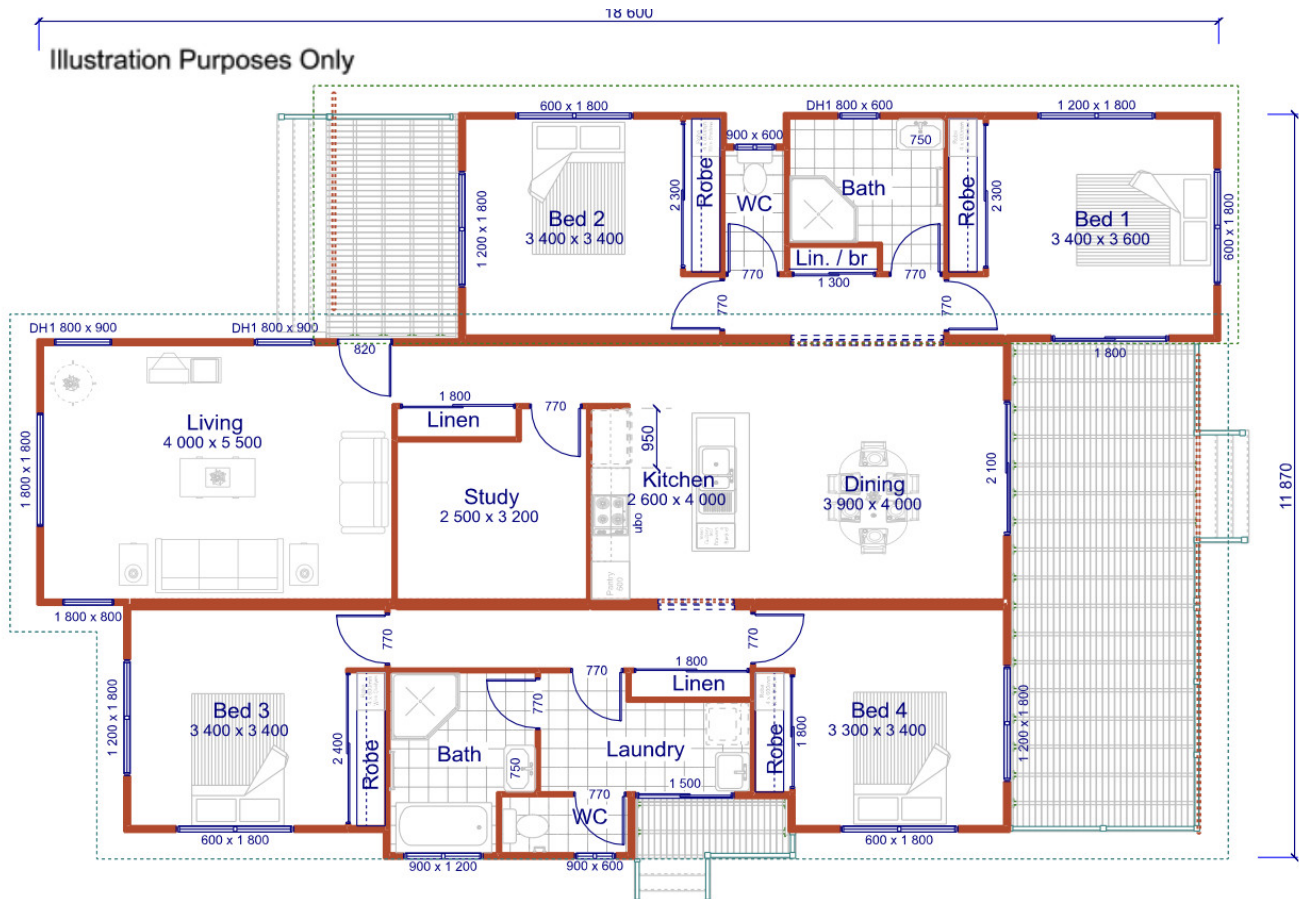
PRICE:  
\$1,000,000+ Buyers

OPEN FOR INSPECTION:  
N/A



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Illustration Purposes Only



Furniture Shown For Illustration Purposes Only

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**Size 18.6m x 11.87m**

**Living Area 158 m2 Deck 33.4 m2**

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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.