



# SOLD

## DEVELOPERS WANTED - ZONED RES FRAME PRECINCT

Low set, Low maintenance, High potential, Great position! Position: Situated on a level 809 sqm block, this home or potential development site is centrally located to the following: Loganlea Train Station – 360 mtrs (2mins) – this is the last express train station • Griffith University – Logan Campus -2.9 km (6 mins) • Logan Hospital – 500 mtrs (2 mins) • Waterford West State School -2.9km (5mins) • Loganlea State High School 1.3 Km (3mins) • 25.1 km from Brisbane CBD • 1km from Loganlea Road ramp to M2 toll road Price: Whether you can see the potential as an owner, investor or developer, this lovingly maintained property represents excellent value for your real estate dollar. Outside: Nestled among tropical feel gardens, this little gem offers: ornate fencing and attractive front sliding gate • large 20mtr frontage • tandem carport • large in ground pool complete with shade sail and spa • large garden shed • built in bbq • paved entertaining area • choice of patio or private deck at the front • easily maintained lawns and gardens Inside: This uniquely designed multilevel home features: spacious rooms • split level living • neutral tones • quality carpets through out • modern hostess style kitchen with dishwasher, plenty of cupboard space and deep multipurpose drawers • separate air conditioned formal dining room • large lounge room • separate study nook • master bedroom with air conditioning, ceiling fan, built in robes and private deck • 2 bathrooms, one on each level, main with separate bath tub and heating lamps • 2nd bathroom located off the large laundry giving easy access from the pool and entertainment area Potential: This home has endless potential. • Large family home • Potential family day care • Investment property with good returns • Incredible potential - 2015 Logan Town Planning approval for small scale shops, community centre, child care centre or multiple unit dwellings (12m height restriction). This property is the first of two up for auction side by side. Buy one or both, the potential for something big is there for the savvy investor. Make this property, your property by calling Roz Abrahams 0413 07 07 07 Alana Spencer 0421 200 315. LOGANLEA LOCAL PLAN CODE: In the Residential frame precinct: Land uses comprise: (A) Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwellings that are apartments or townhouses, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or (B) other uses that cater for local residents being Child care centre, Club, Community care centre, Community use, Food and drink outlet, Home based business, Health care services, Sales offices, or small-scale Shop, that maintain the desired residential character and amenity; (ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy.

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$400,000

**OPEN FOR INSPECTION:**  
N/A



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