



# FOR SALE

## EXCELLENT DEVELOPMENT OPPORTUNITY: 8.86 HA IN PARK RIDGE

Park Ridge is increasingly becoming an appealing choice for prospective residents, offering a harmonious blend of affordable property prices, a thriving development pipeline, and the introduction of new infrastructure. Its strategic proximity to key employment hubs makes Park Ridge an ideal option for those seeking both affordability and accessibility. With a central geographic location and a significant presence of families, Park Ridge is well-positioned for continuous growth in the foreseeable future.

This 8.86 ha (88,600m<sup>2</sup>) of flood-free land, boasting an 'Emerging Community' zoning, presents diverse opportunities for future developments, including commercial ventures. Enveloped by new development sites such as Tillerman - Park Ridge, Carver's Reach, and Park Rise Estate, the property is strategically located for growth.

Situated just a short drive away are educational institutions such as Aussie Adventures Education Centre, Park Ridge Primary School, Park Ridge State High School, Park Ridge Childcare & Preschool, Saint Philomena School, and Parklands Christian College. Anticipated multi-sports facilities and the forthcoming 19-hectare 'Rosia Park' on Rosia Road add to the area's appeal.

With dimensions of approximately 154.1m x 575.7m, the property features a lowest design with 3 bedrooms, an ensuite, a study room, 2 bathrooms, a modern kitchen, and more.

For further inquiries, please contact exclusive agent, Amena Tchung. 0438 388 999

3 BED | 2 BATH | 2 CAR

PRICE:

Expressions Of Interest

OPEN FOR INSPECTION:

N/A



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