



**SOLD**

## 2251M2 OF PRIME DEVELOPMENT POTENTIAL.

Information memorandum available on request.

This high-profile development site, featuring a well-known local landmark in Redlands, has operated as a fuel station and later as a mechanical workshop for many decades. It is situated on a major arterial road leading to Wellington Point from the west.

The second structure on the site is a residential home. Subject to council approval, potential purchasers may consider several options, including subdividing the property into four or five residential blocks, establishing a Neighbourhood Centre, Fuel Station, or Childcare Centre (Impact Assessable).

The two existing buildings include a four-bedroom, two-bathroom, two-car brick and tile lowset house and an ex-fuel station currently used as a mechanical workshop. The property has two tenancies in place, with details available in the information memorandum.

The location offers excellent public transport infrastructure, with both bus and train options nearby. It is within easy walking distance of Wellington Point State School, Wellington Point High School, the town centre, Redlands Sporting Club, and Wellington Point Farm Market.

Wellington Point is considered one of Redlands City's premier suburbs, known for its extensive coastline, Wellington Point foreshore parklands, and access to King Island. It is a true lifestyle suburb with some of Redlands' most exclusive real estate. The town centre of Wellington Point is renowned throughout Redlands and Brisbane for its vibrant café and dining culture, offering a wide array of gastronomic delights.

Located only 37 minutes from Brisbane CBD, Wellington Point is a fully established, highly sought-after suburb in Redlands City, which has seen dramatic growth. At the time of publication, Wellington Point experienced %14.3 growth over the preceding 12 months. With its waterside lifestyle, it is an excellent choice for investors looking to expand their portfolios in South East Queensland.

Wellington Point spans approximately 9.7 square kilometres, with 25 parks making up 17.3% of the total area. It has a growing population, increasing by 0.62% between 2016 and 2020,

**4 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$1,350,000**

**OPEN FOR INSPECTION:**  
**N/A**



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