



## FOR SALE

### IT'S TIME TO INVEST IN YOUR FUTURE - URBAN NEIGHBOURHOOD BLOCK

As a result of the recent changes to the Local Council planning and zoning, the development potential alone of this block makes buying this property a very sound investment. Located in the heart of the new Urban Neighbourhood precinct, you are being presented with an opportunity that gives you the choice of holding onto the land and waiting for a developer or embarking on a development project of your own.

On offer is a flat 769m<sup>2</sup> block with a 19-meter frontage. Currently, there is a three-bedroom post war cottage on the block, with a double garage and carport. Positioned in a very handy location, nice and high in Lawnton, with local shops are just meters from the front door. As it is a pleasant stroll to the train station and with the new university at Petrie just one station away, your investment will be ideally located for when the first students are inducted.

The home features a large eat-in kitchen with ample bench space, electric cook top and oven. The bathroom has recently been modernised and features contemporary tile freezes, and shower/bath combination. There are three good-sized bedrooms all with ceiling fans and a generously sized living room. Complete with security screens and genuine side access on either side of the home.

Both short and long term investment strategies are covered as the property is currently rented for \$345.00 per week. Moving forward there will be opportunities to reap the rewards as developers move in to transform the neighbourhood.

Don't hesitate; call Lacey today to book a private inspection.

3 BED | 1 BATH | 3 CAR

PRICE:  
OFFERS OVER \$349,000

OPEN FOR INSPECTION:  
N/A



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