

FOR SALE

ONE ACRE - ELEVATED POSITION IN BLUE CHIP INNER CITY LOCATION CLOSE TO PRINCESS ALEXANDRA HOSPITAL

Lucrative Development site - LMDR zoning , 5 minutes from Brisbane CBD / Great investment opportunity

"Westminster house" in Annerley is a versatile site close to the amenities - shops , transport , library , restaurants offering a range of options for the developer or investor. Currently operating as a fully licensed level 2 Assisted care facility , the site could potentially be repurposed by exploring MCU options . (Child care , Aged care , medical facility or a townhouse/apartment development project STCA).

Please call Gok on 0435 654 672 for private inspections. (Financial statements available on request)

SITE FEATURES :

- * 4,035sqm site across four adjacent lots offering superb views of Brisbane city
- * close to shopping precinct and transport - bus and rail only 4 km south of the Brisbane CBD
- * Two street access with 127.3 metres of street frontage
- * An existing 36 rooms & 1,390sqm of building area as an assisted care home
- * Potential Height: 3 storeys or 11.5 metres (additional height relaxations subject to council approval)
- * Site Cover: Up to 45% being 1,815sqm per level (additional coverage relaxations subject to council approval)
- * Potential 5,445sqm* of Gross Floor Area (GFA) over 3 levels under current parameters.
- * significant priority area for Build to Rent development project

OPTIONS :

- 1) Continue to run it as an assisted care facility
- 2) Improve existing facility and make additions to potentially double the revenue

4 BED | 4 BATH | 0 CAR

PRICE:

Offers over 9,000,000

OPEN FOR INSPECTION:

N/A



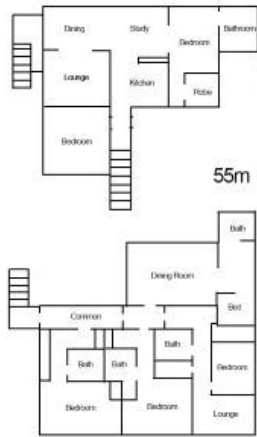
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TOP FLOOR CENTRE BUILDING



55m



Warwick Street

49m

3m

Dudley Street 66m

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.