



**SOLD**

## DEVELOPMENT SITE

Situated on the high side of the road, with a gentle slope to the rear, this rectangular development site has an approximate 50M frontage.

ZONING- General Residential  
PRECINT-Urban preceint  
LAND SIZE-3162M  
CENTRE WALKING DISTANCE-400M  
MINIMUM SITE DENSITY-45-75 dwellings per hectare  
BUILDING HEIGHT-maximum 21M, minimum 5M

This 3162sqm site in Petrie provides many options as below for residential development:

### THESE INCLUDE

- Dwelling units
- Home based business
- Multiple dwellings
- Residential care facility
- Retirement facility
- Rooming accommodation
- Short-term accommodation
- Medium and high density housing including apartments, duplexes, row or terrace housing, townhouses and managed communities
- Minimum site density of 45-75 dwellings per hectare

### OTHER USES

A range of non-residential land uses can occur in this General residential zone, provided they are appropriately located and well designed.

Non-residential uses include:

- 1)Community activities - such as a child care centre, club, community care centre, community use, educational establishment, emergency service, health care services, place of worship; and
- 2)Small scale retail and commercial activities when they are clustered to form a neighbourhood hub - such as food and drink outlets, hardware and trade supplies, office, service industry, shops,

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,850,000

OPEN FOR INSPECTION:  
N/A



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