

**SOLD**

## AMAZING DEVELOPMENT OPPORTUNITY IN THE HEART OF EVERTON PARK ON A FLAT 809M2

The world is certainly your oyster here and the opportunities are endless with this spectacular & rare parcel of land up for grabs in super convenient Everton Park!

Whether it be the knockdown rebuild to create your dream forever home or adding the 2nd dwelling granny flat on the same title down the back of the block for the oldies to move in or to unlock the outstanding subdivision development potential this flat 809m2 prime land has to offer for the perfect knockdown & subdivision project STCA for builders, developers and strategic investors...the possibilities are endless!

Nestled in a fast-transforming street surrounded by high-quality new builds & other recent similar developments, the options here are limited only by your vision and this golden nugget is ripe for the picking!! Whether you choose to split the block and build two stunning new homes, undertake a luxury redevelopment, or landbank in a booming suburb, this is the kind of opportunity that rarely hits the market!

The delectable home itself is still spick & span and oozing with charm boasting a spacious design and is complete with 4 bedrooms, a generous main living & dining area and an ultra convenient kids retreat. Offering a function sized entertaining deck and a backyard big enough for a game of family cricket...this gem is still an option for a buyer just wanting to move in unpack & enjoy!

This amazing and rare opportunity to secure your slice of Everton Park gold will be gone lighting fast!! So be quick & don't delay and ring for booking times and inspection details today!

Property Features;

POSITION POSITION POSITION!!!!... Only 15mins to the Brisbane CBD, only 500m to the major Brookside Shopping centre, only a stones throw to Mitchelton train station on the direct CBD line and close to quality schools like Mt Maria College and Everton Park State School

- \* Fully fenced property with 20m + frontage
- \* 9ft high ceilings & wide hallways

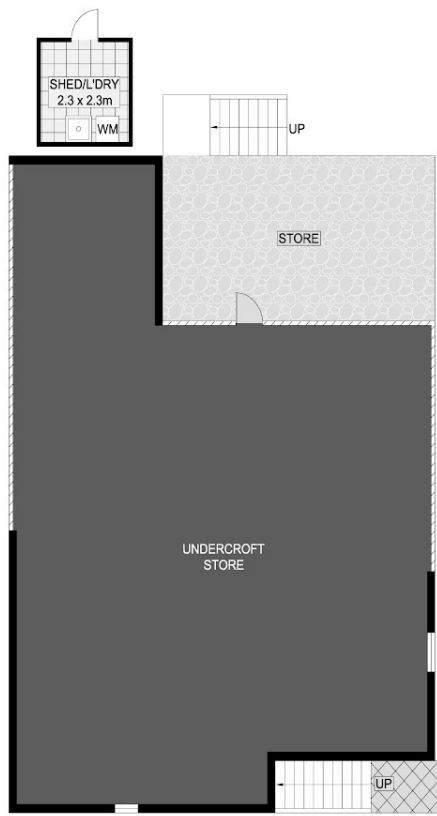
4 BED | 1 BATH | 2 CAR

PRICE:  
\$1,405,000

OPEN FOR INSPECTION:  
N/A



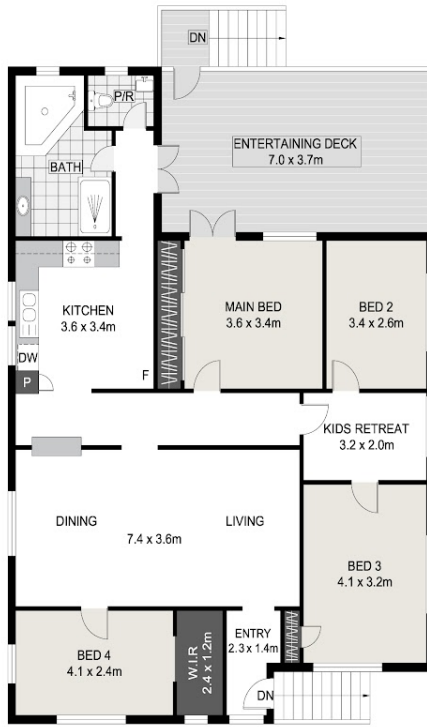
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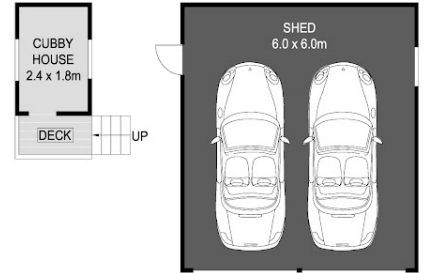
LOWER LEVEL

0 1 2 3m

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
 Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



UPPER LEVEL



(NOT IN POSITION)



INT	: 125.31m <sup>2</sup>
EXT	: 44.71m <sup>2</sup>
SHED/L'DRY	: 41.29m <sup>2</sup>
CUBBY HOUSE	: 4.32m <sup>2</sup>
UNDERCROFT STORE/STORE	: 154.40m <sup>2</sup>
<b>TOTAL</b>	<b>: 370.03m<sup>2</sup></b>

## 101 Griffith Street, Everton Park

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.