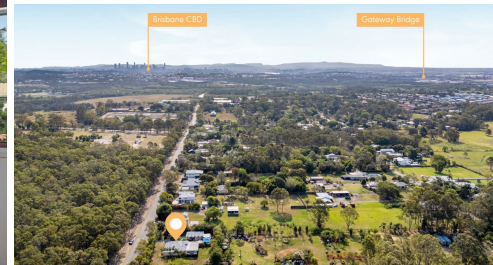


89 FLEMING ROAD, HEMMANT, QLD, 4174



# FOR SALE

## YOUR PEACEFUL ESCAPE ON OVER 2 HA IN HEMMANT.

89 Fleming Road, Hemmant with (64m frontage \_311m length) – 2 Hectares of Tranquil Country Living Just Minutes from the City.

Discover the charm of country living without leaving Brisbane. Set on over 2 hectares of flat, usable land with dual access, this property offers incredible space, peace, and potential. The home features 4 bedrooms and 1 bathroom, and while it's ready for a fresh coat of paint and a few light cosmetic touches, it already carries plenty of character. The extended kitchen feels like something out of a movie—surrounded by windows that capture views of the lush backyard, filled with your favourite trees and plants.

Living here, you'll forget you're less than 20 minutes from the CBD, 10 minutes to the airport, and just 5 minutes from Wynnum Beach. The location perfectly balances rural serenity and city convenience, with parks and public transport right across the road.

The neighbourhood is peaceful and friendly, and while there's plenty of development happening in the surrounding area, this property remains rural residential, offering privacy and a genuine lifestyle retreat. But if zoning ever changes—well, that's your jackpot moment.

The price is open to the market, and all offers will be presented to the seller. The owner does require some time to move, so a rent-back option or settlement next year would be ideal.

If you've been searching for space, lifestyle, and opportunity all in one—this could be the one. THERE IS NO PRICE GUIDE!!! (WE ARE OPEN TO YOUR OFFERS)

- \*19 FLEMING ROAD, Sold 7 months ago for \$4.6m(1.42ha)
- \* 206 FLEMING ROAD, HEMMANT Sold for \$4m (8136m2)
- \* 76 FOLEY ROAD, HEMMANT, Sold for \$4.8m (10.46ha)
- \* 208 FLEMING ROAD, HEMMANT, Sold for \$2.25m(8116m2)
- \* 189 Fleming Road Sold for \$3.15m(8095m2)
- \* 7 FOLEY Road, Sold 5 months ago for \$1.37m (3673m2)
- \* 334 HEMMANT TINGALPA Sold for \$1.7m (2023m2)

Distance To Brisbane City 15 km, Airport 15 km, Wynnum Esplanade 6.3 km, Cannon Central Shopping Centre 5 km and To Fielders Club only 15 mins walk distance

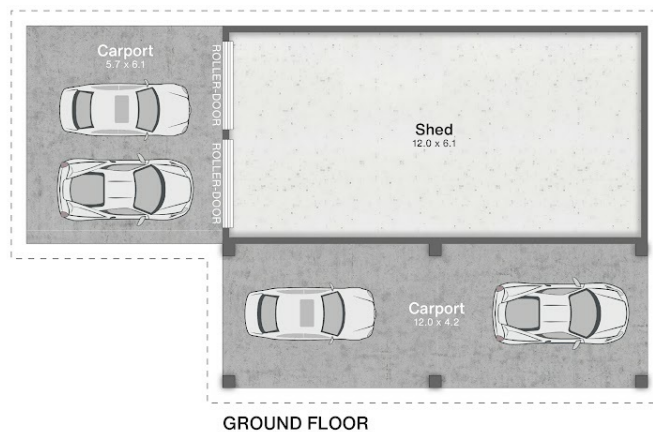
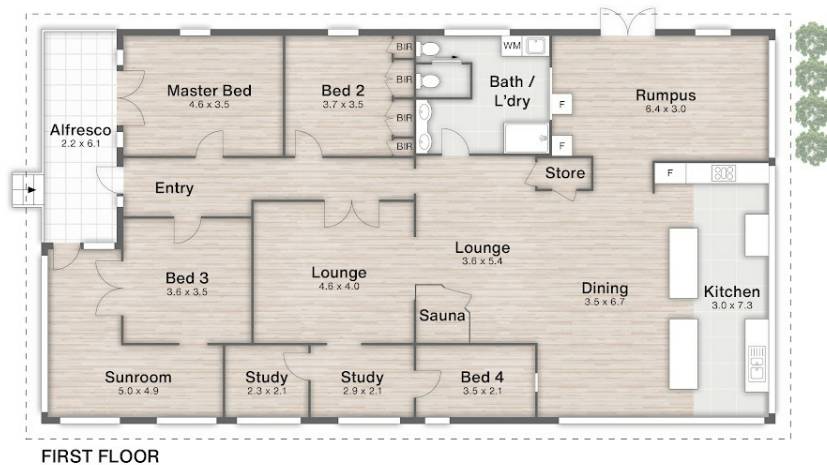
4 BED | 1 BATH | 6 CAR

PRICE:  
Mid To High \$2M!

OPEN FOR INSPECTION:  
Feb 21 at 9:30am - 9:45am



**Milan Gholami**  
**0431171829**  
milan.gholami@kandoorealty.com.au  
kandoorealty.com.au



89 Fleming Road **HEMMANT**

4 | 1 | 4 | 385m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**KanDoo Realty**  
Trust KanDoo, We Can Do

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.