



FOR SALE

PRIME 353M² BLOCK IN GROWING OXLEY - BUILD DREAM

Nestled in the heart of Oxley's thriving community, this pristine 353 square metre block of residential land presents an exceptional opportunity to build your dream home in one of Brisbane's most well-connected suburbs. Located at 15/96 Portal Street, this level block offers the perfect canvas for creating your ideal lifestyle just 14.8 kilometres from Brisbane's CBD.

Oxley is renowned for its perfect blend of suburban tranquillity and urban convenience, making it an increasingly sought-after location for families and professionals alike. The suburb's rich history dating back to the 1850s has evolved into a vibrant community that offers the best of both worlds - peaceful residential streets complemented by excellent amenities and infrastructure.

This quality land parcel positions you within walking distance of essential services and recreational facilities that make Oxley such a desirable place to call home:

- Oxley State School providing quality primary education for growing families
- Multiple churches and community centres fostering strong neighbourhood connections
- Canossa Private Hospital ensuring healthcare needs are met locally
- Oxley Golf Course and driving range for weekend recreation
- The expansive Archerfield Wetlands offering 150 hectares of natural parkland with walking trails and picnic facilities

Transportation couldn't be more convenient with Oxley Railway Station providing direct access to Brisbane's CBD and western suburbs via the reliable train network. The Ipswich Motorway runs through the suburb, connecting you seamlessly to major employment hubs, while Oxley Road links directly to Indooroopilly via the iconic Walter Taylor Bridge. Bus services complement the excellent rail connections, with CityExpress services running along nearby Blunder Road.

The local shopping scene caters to everyday needs with the modern Woolworths on Oxley Station Road, while the nearby Inala Plaza provides extensive retail options. For those seeking recreational pursuits, the suburb boasts two golf courses, sailing facilities along the Brisbane River, and is bordered by the scenic Oxley Creek which flows along the eastern boundary.

Oxley's elevation on rolling hills with quality clay soils provides excellent drainage and building

0 BED | 0 BATH | 0 CAR

PRICE:
Under Offer

OPEN FOR INSPECTION:
N/A



PJ Gholami
0416949167
pj.gholami@kandoorealty.com.au
kandoorealty.com.au

FLOOR PLAN

Custom Double 192 - 4B



FLOOR AREAS

| | | | |
|-----------------|-----------------------|-----------------|-----------------|
| GARAGE | 40.62 m ² | BED 1 | 4.20 m x 3.38 m |
| LIVING - GROUND | 58.63 m ² | BED 2 | 3.08 m x 2.90 m |
| LIVING - UPPER | 70.26 m ² | BED 3 | 3.08 m x 2.90 m |
| PAVILION | 11.87 m ² | BED 4 | 2.94 m x 3.40 m |
| PORTICO | 4.58 m ² | DINING/ KITCHEN | 3.28 m x 4.12 m |
| STAIR VOID | 6.40 m ² | GARAGE | 5.70 m x 6.00 m |
| TOTAL | 192.35 m ² | LIVING | 3.06 m x 4.12 m |
| | | PAVILION | 3.42 m x 3.47 m |

Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only.

Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the rights to alter the

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.