



FOR SALE

IS THIS THE BEST PRICED DEVELOPMENT POTENTIAL AROUND ? OWNER WANTS A SALE NOW !

In a market where finding a property with genuine upside is becoming harder and harder, this is the kind of opportunity smart investors move on fast.

Positioned in one of South East Queensland's fastest growing corridors, 30-32 Jones Road presents the perfect blend of immediate rental return, future development potential, and long-term land banking value — all wrapped into one high-exposure opportunity in the heart of Bellbird Park and best of all on a huge 1.13 acre site !!!!

The beauty of this property is simple...

You don't need to wait years to start generating income.

The existing modern home provides immediate rental return while you explore the future possibilities at the rear of the block — whether that's a simple subdivision, townhouse development (STCA), or holding as a strategic investment while the area continues its rapid expansion.

And in a region screaming out for infrastructure and services, there's even potential for the existing home to be repurposed into a childcare centre, medical consulting, or professional services business (STCA), capitalising on the enormous population growth happening throughout the area.

This is the kind of property developers wish they bought five years earlier.

WHY INVESTORS WILL LOVE THIS OPPORTUNITY:

- Large block with future subdivision or townhouse potential (STCA)
- Keep the existing home and create income while developing
- Modern home = attractive rental return from day one
- Opportunity to land bank in a high-growth SEQ corridor

4 BED | 2 BATH | 2 CAR

PRICE:
\$1490,000

OPEN FOR INSPECTION:
N/A



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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 DECK



Jones Road



30 Jones Road **BELLBIRD PARK**

4 | 2 | 2 | 268m²

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.

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