



FOR SALE

CAPITALISE ON DEVELOPMENT OPPORTUNITY - EXECUTE OR LAND-BANK

A strategic development opportunity to execute or land-bank. Two lots available which total 10 acres of prime land in suburban Logan Reserve.

We are delighted to offer for sale via Expressions of Interest arguably one of the most significant and strategic land holdings in Logan Reserve. On offer is a 40,600m² parcel of land, offering an opportunity to also gain a two street frontage if securing the neighbouring property of 4ha. The site is divided over two titles and features two homes which could be occupied or utilised by investors to secure holding income.

The property benefits from immediate proximity to significant infrastructure and amenities, including:

- * Loganlea train station & Brisbane bus links
- * Chambers Pines Lifestyle Resort & Golf Course
- * Woolworths proposed development site
- * Easy access to M1 (Brisbane & Gold Coast) and the Logan motorways (Ipswich)
- * Many schooling options both primary & secondary
- * Multiple proposed development sites all within a close proximity to this site

Currently zoned 'Emerging Community' and connected to town water, the property presents the opportunity to take advantage of the booming demand for well-located land sites. Be it a potential land subdivision or a longer-term strategy which may consider a favourable planning outcome, this site offers remarkable scale considering the opportunities presenting themselves in Logan Reserve.

Other Features:

- * Significant land area of 40,600m² over two titles
- * Opportunity for dual street frontage if securing the neighbouring site of 4ha totalling over 8ha (both sites 4ha each over 4 titles)
- * Existing homes with income potential
- * Offered subject to planning approval for an attractive development site (application with the

6 BED | 3 BATH | 0 CAR

PRICE:

Expressions of Interest Closing
8/10/16

OPEN FOR INSPECTION:

N/A



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