



# SOLD

## CAPITALISE ON DEVELOPMENT OPPORTUNITY

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 40,500m<sup>2</sup> parcel of land, offering an opportunity to also gain a two street frontage onto Chambers Flat Road if securing the neighbouring property of 4.06ha. The site is divided over two titles and features two amazing homes which could be occupied or utilised by investors to secure a attractive 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
- \* Proposed development sites neighbouring

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 40,500m<sup>2</sup> over two titles
- \* Opportunity for dual street frontage onto Chambers Flat Road if securing the neighbouring site of 4.06ha totalling 8.11ha (site one is 4.05ha, site two is 4.06ha - over 4 titles)
- \* Beautiful existing homes, Sheds and much more with attractive income potential
- \* Offered subject to planning approval for an attractive development site (application with the Logan City Council)
- \* With a proven development market nearby

**1 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$3,000,000

**OPEN FOR INSPECTION:**  
N/A



**Your Property Real Estate**  
yourproperty@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)