32 COLLEEN CRESCENT, BURPENGARY, QLD, 4505

CREEDON PROPERTY GROUP
REAL ESTATE









FOR SALE

DEVELOPMENT POTENTIAL OR INVEST!!

Perfectly positioned for future development, 32 Colleen Crescent, Burpengary offers an exceptional opportunity to secure a substantial 3,296m² parcel of land within the Next Generation Neighbourhood Zone.

Conveniently located just 5 minutes (approximately 2.7km) from Burpengary Train Station and only 8 minutes from Burpengary Plaza, this property boasts an enviable position close to essential amenities, shopping, public transport, schools and everyday conveniences.

The home itself also boasting 3 spacious bedrooms with a large kitchen, living and dining room as well as 2 car lock uo garage with internal access perfect for creating a great rental return or getting you into acreage living with future potential!
With Burpengary continuing to grow and evolve, this location presents an exciting opportunity for developers and investors looking to secure land in an established and expanding area.

Features include:
- 3 Bedroom home
- Spacious open plan kitchen, living and dinning
- 2 car garage with internal acces
- low maintenance yard
- Substantial 3,296m² landholding
- Next Generation Neighbourhood zoning
- Excellent development and investment potential (STCA)
- Convenient location in Burpengary
- Approximately 2.7km to Burpengary Train Station
- Approximately 8 minutes to Burpengary Plaza
- Close to schools, shopping and everyday amenities
- Easy access to public transport and major road networks
- An increasingly sought-after growth corridor

Whether you're looking to undertake your next development project or secure a substantial parcel of strategically positioned land for future investment, 32 Colleen Crescent presents an opportunity not to be overlooked.

With its impressive land size, favourable zoning and convenient location, this is your chance to

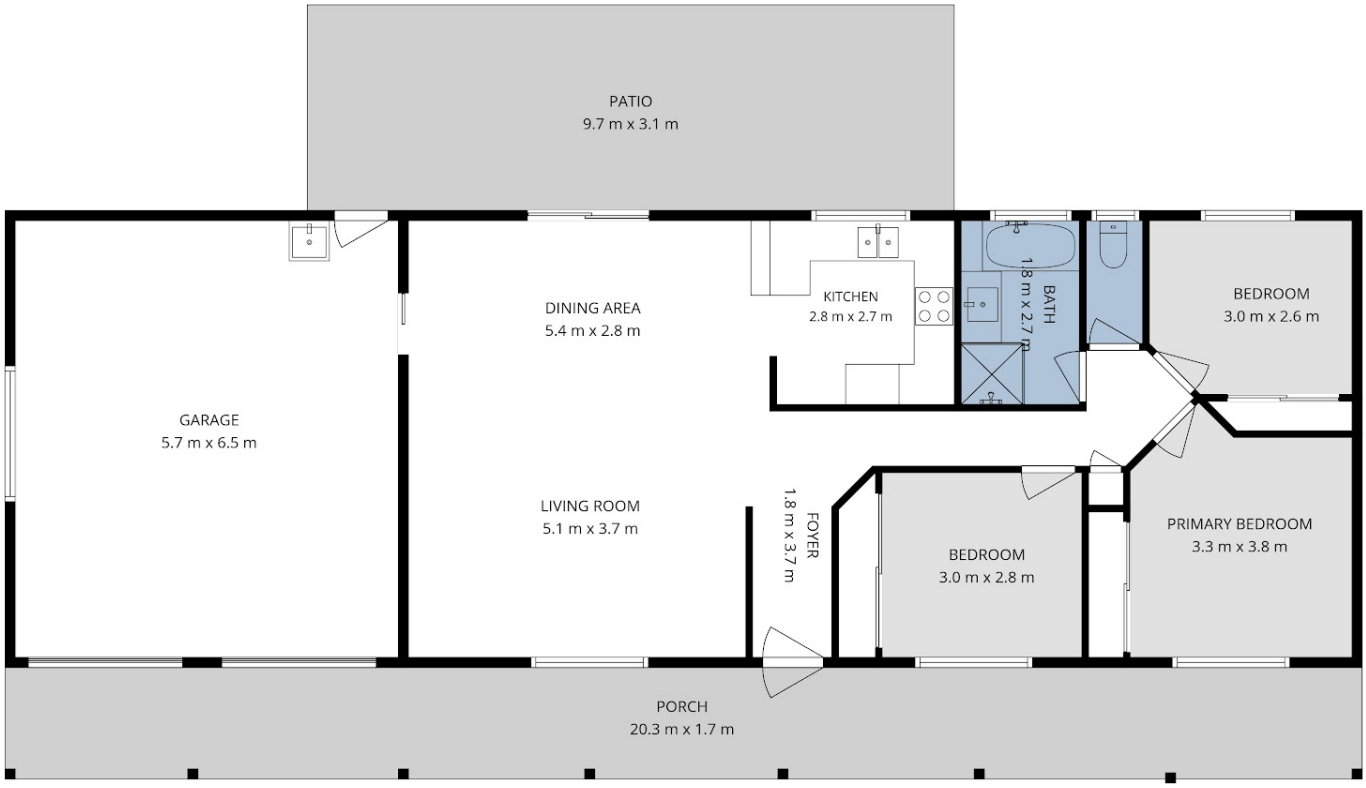
3 BED | 1 BATH | 2 CAR

PRICE:
DEVELOPMENT OPPORTUNITY !

OPEN FOR INSPECTION:
Nov 14 at 9:00am - 9:30am



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This floor plan is intended to give a general indication of the layout only. Sizes & dimensions are approximate, actual may vary.

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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