



FOR SALE

DA APPROVED 607SQM TOWNHOUSE SITE OVERLOOKING GERMAN STATION PARK

Proudly presented by local agents Mark Roemermann and Andrew Emms ...

This property is nestled nicely in a quiet yet convenient location, backing onto parkland with a popular local cafe at the end of the street.

And, we have the adjoining lot at number 60 too - another 607sqm LMR 2 blank canvas development site which equals a possible 1214sqm backing onto parkland.

Other features of the locale which will benefit the marketing and sale of the final product include:

- * less than 500m from Kedron Brook Bikeway & the Albert Bishop Park Criterium Circuit;
 - * less than 650m walk to Toombul Shopping Centre with its shopping, dining, cinemas, etc;
 - * Toombul is being revitalised, by new owners Mirvac, with fantastic retail shopping & centre improvements;
 - * approximately 10 minutes drive from Westfield Chermside & its shopping, dining, bars, cinemas, etc;
 - * less than 830m walk to the Toombul Bus Interchange;
 - * less than 900m walk to Toombul Train Station - only 6 stops from the CBD;
 - * less than 850m walk to Nundah Village with its shops, restaurants & now award winning cafes & bars;
 - * within 1000m of 5 local school options & numerous childcare facilities;
 - * just over 2km from the Brisbane Airport Precinct which employs thousands of people & is growing every year;
 - * less than 4km from Portside Wharf;
 - * less than 8km from Brisbane City;
 - * just over 1 hour from either the Sunshine Coast or Gold Coast;
- and so much more.

An award winning suburb:

~ The Weekend Edition's annual EAT/drink Awards recognised Nundah as having the best new cafe - Blockhouse Eat & Drink, runner-up for the best new bar - The Village Social, and Brisbane's best bar - Fitz + Potts;

3 BED | 1 BATH | 1 CAR

PRICE:
For Sale

OPEN FOR INSPECTION:
N/A



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3D View 1
(A3)



3D View 2
(A3)



3D View 3
(A3)



3D View 4
(A3)

12/12/2016	Development Approval Re-issue	JB	H
16/09/2016	CA Amendments	JB	G
09/02/2016	Development Approval Issue	JB	F
26/06/2016	New Design Backgrounds	JB	E
20/06/2016	Engineering Design	JB	D
05/06/2016	Engineering Design	JB	C
Date Description		By	Rev



ALL WORK TO COMPLY WITH CURRENT BUILDING ACT,
ALL RELEVANT BUILDING CODES OF AUSTRALIA AND
LOCAL SHIRE COUNCIL ORDINANCES AND BY-LAWS
AT THE TIME OF CONSTRUCTION NOTWITHSTANDING
ANY SPECIFICATIONS GIVEN IN THESE DRAWINGS OR
OBTAINED.

PROJECT DETAILS
HAMMONIA DEVELOPMENTS
58 Hedley Avenue, Nundah QLD 4012

DRAWING TITLE
Perspectives

DRAWN BY
JB
DATE
12/12/2016

SCALE

JOB N°
160401

DWG N°
12

REV
H

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.