

**1-19 McEwan Street, Riverview, Qld 4303**

**Sold Residential Land**

Wednesday, 23 August 2023

1-19 McEwan Street, Riverview, Qld 4303

Area: 2 m2

Type: Residential Land

**\$4,450,000**

'Riverview Residences' offers opportunity to purchase an architecturally designed townhouse development with approval for 115 townhouses, 257 sqm\* retail/commercial and four apartments coupled with significant benefits derived through infrastructure credits. Riverview Residences is designed to be a sprawling 2.5 hectares of manicured lawns, parks, and gardens, interlinked by roads and pedestrian pathways. Key Features- Approval for 115 townhouses offering a mix of three and four bedroom designs, 257 sqm\* of retail across three tenancy areas as well as four apartments above the retail- Strong building design efficiencies and green space dedication - "Island site" with no adjoining neighbours and three street frontages- Total land area of 2.5 hectares\*- \$656,548 in available infrastructure credits- 200m from train station and easy access east to Brisbane and west to Ipswich- In close proximity to Redbank Plaza Shopping Centre and the recently opened Costco.- Well located to primary and secondary schools including Riverview Primary School, St Peter Claver College and Redbank State School. Riverview has been identified as a key investment location. Riverview is located within the Ipswich City Council and is centrally positioned with access to major road infrastructure including the Cunningham Highway, Warrego Highway, and Ipswich Motorway. This facilitates easy connectivity to Ipswich CBD approximately 15min, Springfield CBD 20min and Brisbane CBD 35min by car. Location Overview- Riverview Train Station 200m - Moggill Ferry 500m - Riverview Primary School 1km- St Peter Claver College 1.5km - Redbank Plaza 3km - Redbank Motorway Industrial Estate 4.2km- Citiswich Business Park 8.5km- Ipswich CBD 12km- Springfield Lakes 15km- Brisbane CBD 26km For more information contact Adam Williams 0406303160 or adam@projectpropertysales.com.au