

10 Arnold Street, Holland Park, Qld 4121



Sold House

Friday, 27 October 2023

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Bedrooms: 3

Bathrooms: 1

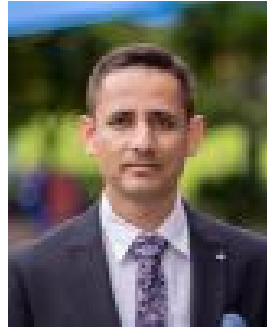
Parkings: 1

Area: 604 m2

Type: House



Sim Gill
0734211600



Chander Singh
0425000246

\$1,100,000

The underutilised site is nestled on a quiet street, located in the heart of Holland Park providing strong connection to transport and a range of amenities. Rarely do opportunities become available to purchase land of this size positioned only 7 kilometres from the Brisbane CBD. The site is zoned LMR2 Low-medium density residential (2 or 3 storey mix) within the Local Neighbourhood Plan offering untapped development opportunity with a variety of potential land uses. Currently the property on site is a 3 bedroom home with two car spaces & established fruit trees and flowering plants. The property is legal height underneath and has been re-stumped. Highlights:

- Zoned LMR2 Low-medium density residential (2 or 3 storey mix) within the Local Neighbourhood Plan offering untapped development opportunity.
- 3 storeys, 11.5m allowable height under zone code.
- Development potential: the site could accommodate subdivision for freehold lots of up to 2 to 3 storey townhouses (subject to Council approval).
- Median house price within Holland Park is currently over \$1.1 million with 5.6% growth over the last 12 months.
- In proximity to public transport including Logan Road Bus Stop (70m), Buranda Train Station (3.2kms) & Fairfield Train Station (3.4kms). Surrounded by retail amenity and education facilities including Holland Park State School (500m), Cavendish State High School (750m), Griffith University Mount Gravatt (2.7kms) & Westfield Carindale (4.1kms)
- Located 1.6kms to Greenslopes Private Hospital
- Positioned in a leafy corridor, the property is within walking distance to a number of schools, public parks, cafes and transport options. The core characteristics of the location are highly desirable attributes offering an idyllic lifestyle setting resulting in strong demand within the area.
- Brisbane is experiencing significant growth following considerable Public and Private spending on key infrastructure projects across the region in addition to the recent successful tendering of the 2032 Olympic Games. Opportunities like this very rarely get offered to the market so do not miss your chance to secure this incredible development site. Call Sim Gill on 0405 122 289 or Chander Singh on 0425 000 246 for more information or to arrange a site visit.