

16 Lower Albert Street, Goodna, Qld 4300



Sold Residential Land

Wednesday, 13 September 2023

16 Lower Albert Street, Goodna, Qld 4300

Area: 3035 m2

Type: Residential Land



Michael Spillane

\$83,000

Occupying a huge 3035m², this wonderfully leafy and picturesque block of land is an undiscovered 'jewel' that presents numerous options for those with an eye for value. Situated right near the Ipswich Motorway and so close to many amenities that include the Goodna Train Station, St Ives Shopping Centre, Goodna Services Club, Goodna Aquatic Centre and Goodna State School, it's hard to believe that everything is right at your door when this block exudes total peace, tranquillity and serenity. In the past (back in 2011), the block did experience some flooding and as such, it's zoned "Limited Development (Constrained)" under the Ipswich Planning Scheme. The impacts of this flooding are identified as the OV5 (1:20 Development Line and Adopted Flood Regulation Line) under the Ipswich Planning Scheme. In regards to building on the land, the Ipswich Planning Scheme does not support intensification of residential uses in flood affected land and because of this, it is unlikely that a development application for Single Residential dwelling would be recommended for approval unless the zoning changes in the future. In saying this, there are residential properties surrounding this block and several that have recently sold for residential purposes. Perhaps you could agist some horses here, perhaps you could utilise this as your own weekend camping area where you can explore nature with the kids or maybe you'll simply 'land bank' this block and wait for someone to redevelop the area where you can profit and prosper. Who knows...it doesn't fall within the Council 'buy back' scheme right now but maybe it will in the future? Where else can you buy $\frac{3}{4}$ of an acre so close to everything for a price as low as this? The owners are motivated to sell so this is your opportunity to secure this one at a very, very affordable price. Don't delay - there's very few legitimate bargains in real estate these days and this might very well be one of the remaining bargains around...especially when you're close to the heart of Ipswich and only 30 minutes from the Brisbane CBD! The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.