

16 Northumbria Road, Boondall, Qld 4034



Sold House

Tuesday, 15 August 2023

16 Northumbria Road, Boondall, Qld 4034

Bedrooms: 7

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House

\$1,000,000

Introducing a prime investment opportunity in Boondall. This exceptional 1,000 sqm property is tailor-made for astute developers or discerning buyers seeking to create their dream residence or capitalize on its immense development potential. Positioned in a highly sought-after area of Boondall, this unique property boasts the rare advantage of already having the preliminary work completed, eliminating any development risks. An approved Development Application (DA) is in place to demolish the existing post-war home and subdivide the land into two generous 500 sqm blocks. Each block will boast a 12-meter frontage, nestled within a growing, green-lined neighborhood. With the current trend of contemporary homes in the vicinity fetching impressive prices between \$1.2 and \$1.4 million, this property represents a lucrative real estate opportunity, promising substantial returns on investment. Strategically located in a vibrant pocket of Boondall, residents will enjoy easy access to public transport, with express buses and a train station within walking distance. Families will appreciate the close proximity to esteemed educational institutions like the heritage-listed St. Joseph's Nudgee College, public primary and secondary schools, and charming local cafes. Commuters will relish the convenience of the nearby Gateway Motorway, providing swift access to the airport, Brisbane CBD, and the picturesque Sunshine and Gold Coasts. Moreover, the property is only 10 minutes away from Westfield Chermerside, catering to every lifestyle need. The existing 7-bedroom two-story home, boasting legal height, offers a versatile layout with two lounge rooms, a separate dining area, and a spacious open-plan kitchen. With two bathrooms and potential for dual living arrangements, the property can be leased for an estimated rental income of \$650 to \$700 per week, providing a stream of revenue until the developer is ready to commence the project. Opportunities like this are exceedingly rare, and the motivated owner is determined to sell. Don't let this remarkable prospect slip away. Whether you're an astute investor, aspiring developer, or a family envisioning your perfect home, this property in Boondall presents an unmissable chance to reap the rewards of a well-planned development. Act swiftly and secure your piece of real estate gold today!