

16 Pryde Street, Woodend, Qld 4305



Residential Land For Sale

Friday, 31 May 2024

16 Pryde Street, Woodend, Qld 4305

Area: 2792 m2

Type: Residential Land



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OFFERS OVER \$220,000

TIMED SALE: OFFERS CLOSE 28/06/2024 ALL FORMAL OFFERS PRESENTED PRIOR Imagine your custom home on this bush block with your own river frontage at the end of the quietest street in the prestigious suburb of Woodend... Whether you're a savvy investor or a family looking to build, this block of land provides a unique opportunity to create something truly special. This is the perfect location for a treehouse in the back yard, cricket in the street, fishing and kayaking weekends kind of lifestyle, perfect for free range kids and pets. Recent environmental rehabilitation of lot 26 includes over 900 established local species plants (including bush tucker), and the site is eligible for ICC's volunteer Corridor Conservation Agreement program and its associated benefits. Whether you're a savvy investor or a family looking to build, this block of land provides a unique opportunity to create something truly special. Virgin land no existing building. 16 -18 PRYDE STREET is located within the Ipswich CBD catchment. **GO GREEN IN THE CBD CATCHMENT, YOUR FUTURE!** Ipswich City Council. Registered Lot 14 on RP 24231 and Lot 26 on RP 24232 ICC rates are \$292.10 per quarter. Title reference 11539016 (2 lots - one title) 1. Lot 14 on RP 24231 19.9-meter frontage and rear with 39.8 m side boundaries 809 m² 1. Currently zoned Character Housing Low residential. 2. Lot 26 on RP 24232 approx. 39.8 m two adjoining boundaries, a southern boundary of 58.6 metres is 1,993 m² Riparian boundary is approx. 50.6 meters. 1. Currently zoned as Character Housing Low Density Flood Overlay. The 2024 Ipswich City Council new Planning Scheme will see the introduction of the following zonings. Lot 14 on RP 24231 809 m² zoned as zoning continues as Character Residential, with various development overlay constraints to be considered (flood, biodiversity, waterway, mining). Please see the full range of information on the following link:
<https://ipswich.isoplan.com.au/eplan/property/14RP24231/0/182?t=property> Lot 26 on RP 24232 1,993 m² will be rezoned as Environmental Management. Please see the full range of information on the following link:
<https://ipswich.isoplan.com.au/eplan/property/26RP24232/0/182?t=property> **RETAIL AND AMENITY DRIVE**

TIMES: Riverlink Shopping Centre - 8 min / 3.3 km Ipswich Train Station - 4 min / 1.8 km Brassall Shopping Centre - 6 min / 2.6 km Ipswich CBD - 4 min / 2 km Bunnings West Ipswich - 5 min / 2.2 km **EDUCATION OPTIONS AND DRIVE TIMES:** St Mary's College - 4 min / 1.8 km St Edmund's College - 5 min / 2 km Ipswich Grammar School - 3 min / 1.4 km Blair State School - 4 min / 1.8 km Brassall State School - 6 min / 3.3 km Ipswich State High School - 6 min / 3.1 km **A DYNAMIC MIX OF OLD AND NEW** Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population - median age just 32 - with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state. Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulumur Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building, all of which are bringing new life into the city center. Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious, and growing community with an exciting future. **OUR GROWING REGION.** Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centre's surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities. Welcome to Woodend, A proud Past, an exciting Present and a strong Future. **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.