

**160 Gailey Road, St Lucia, Qld 4067**

**House For Sale**

Tuesday, 11 June 2024



160 Gailey Road, St Lucia, Qld 4067

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**

## EXPRESSION OF INTEREST

Discover the potential of this exceptional development site located at 160 Gailey Road in the highly sought-after suburb of St Lucia. With its favorable LMR 2 zoning and absence of character restrictions, this property is ripe for transformation into a modern residential haven, offering limitless possibilities for savvy developers and investors.

**Key Features:**

- Land Zoning and Size:** Boasting an LMR 2 zoning, this expansive parcel of land presents an excellent canvas for development. Spread across 607m<sup>2</sup>, the property provides ample space to create a visionary residential project.
- Prime Location:** Situated in one of Brisbane's most prestigious suburbs, St Lucia, this property is renowned for its leafy streets, close proximity to the CBD, and easy access to an array of amenities. Residents will relish the convenience of living near top educational institutions, public transport options, shopping precincts, parks, and recreational facilities.
- Development Potential:** With the LMR 2 zoning in place, you have the potential to construct multiple dwellings, townhouses, or apartment complexes on the site, subject to council approval. Seize the opportunity to capitalize on the strong demand for contemporary living spaces in this sought-after location.
- No Character Restrictions:** Unlike many properties in the area, this site does not carry any character restrictions. This means you can maximize your development plans without limitations imposed by heritage considerations.
- Investor's Dream:** Savvy investors will appreciate the potential returns from this development opportunity. St Lucia's ever-growing popularity, combined with the shortage of modern housing options, makes this an attractive prospect for those looking to expand their portfolio.
- Surrounding Infrastructure:** St Lucia's vibrant community offers a wealth of lifestyle amenities, including boutique cafes, restaurants, and recreational areas. The University of Queensland, Toowong Village, and the scenic Brisbane River are all within easy reach, adding to the property's allure.
- Connectivity:** Commuting will be a breeze with excellent public transport links and major roadways nearby. Residents will enjoy easy access to the CBD, Southbank Parklands, and beyond.
- Green Spaces:** The property is within proximity to various parks and green spaces, offering residents opportunities for outdoor leisure and relaxation.
- Future Growth:** St Lucia continues to experience strong demand and steady capital growth, making it a sound investment choice. This is your chance to capitalize on a rare development prospect in the heart of St Lucia. Don't miss out on this outstanding opportunity to create a contemporary residential landmark. Act now to secure this prized property and unlock its full potential. Contact us today for further information and to arrange an inspection. Development sites like this are highly sought after and won't stay on the market for long!