

**18 Danaid Street, Springfield Lakes, Qld 4300**

**Residential Land For Sale**

Saturday, 15 June 2024

18 Danaid Street, Springfield Lakes, Qld 4300

Area: 320 m2

Type: Residential Land



Michelle Handbury  
0412711702



Erin McGee  
0427078757

## Offers over \$449,000

Your time is now if you wished you'd bought in the established stages of Springfield Lakes? Now's your chance to acquire a unique piece of land ready to build on in the provincial established lifestyle living in Springfield Lakes. This site could be yours to build your dream first home, your second family home, or a great investment property offering great returns. But don't drag your feet as you will miss out!

The Land- 320 sqm site, close to road level and already fence on 3 sides the home is all that's missing.- Wide 10m frontage, offering ample space for a great back yard.- Zero-lot boundary so you can maximise the use of the space- Rectangular shape with a side boundary of 32m in length this site could accommodate multiple configurations/designs to suit your property ambitions. - Most importantly this site is within major school catchment areas, shopping precinct and commuter services.

Now what to Build? Investment Opportunities In a rapidly expanding locality where available land is at a premium, being at the forefront with a freshly constructed property puts you in a prime position. Depending on its layout, rental earnings ranging from \$650 to \$780 per week could be within reach of a turn key build.- Single level style dwelling with auxiliary unit (approvals required) may be your ambition.- 2 level dwelling for the family and extended family. Let's face it having your parents and relatives live with you these days is now much cooler and comes with benefits. Like regular babysitting convenience, saving you a fortune right there!! And not to mention added improvement value of a two level dwelling.

First Home Owner Opportunities You are only limited by your imagination, perfect for first home buyers with all the local parks and bike trail walking distance away including Springfield Waterside Park 700m walk what's not to love about this location. With major shopping facilities only 2.8kms and being close to the local hospital and university, once constructed this property would have favourable rental opportunities to staff, families or inner city commuters alike.

Convenient Location: - Close Proximity to Schools, Shopping Centres, Hospitals, University and Public Transportation and - Only 36 mins to Brisbane CBD or 30 minutes to Ipswich CBD and 3m drive to Ipswich CBD. - Walking Distance to Prominent Schools & Parks, Ideal for Families with Children and professional couples also located in a good rental catchment yielding good returns.

Investment Potential- Perfect for Investors or Builders Seeking House and Land Packages- Opportunity to Finance Building Before Resale

Amenities:- Springfield Lakes State School 900m- St Peters Lutheran College - Springfield 2kms- The Springfield Anglican College (Secondary Campus) 2km- Woodcrest State College - 2.3km- University of Southern Queensland (USQ) 2.9km- Mater Private Hospital Springfield Lakes 4kms

You're in the driver's seat, act fast as opportunities like this rarely come to market. Like they say "Opportunity knocks, but once". Will you answer the door? Don't miss out on this prime opportunity to shape your future in Springfield Lakes. Enquire now and turn your aspirations into reality! Call Michelle Handbury 0412 711 702 or Erin McGee 0427 078 757 to discuss the many opportunities for this site.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.