

186-188 Brisbane Road, Booval, Qld 4304



House For Sale

Tuesday, 28 May 2024

186-188 Brisbane Road, Booval, Qld 4304

Bedrooms: 10

Bathrooms: 4

Parkings: 6

Area: 2586 m2

Type: House



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Expression of Interest by 11 June 2024

Address: 186 Brisbane, 188 Brisbane & 2 Dudleigh St, Booval These three properties together are on the market for the first time, this presents as an unmissable opportunity for a land developer, or forward-thinking investor ready to secure three sizeable, side-by-side allotments on three separate titles in one-line. Occupying a significant corner block with main and side street access, the combined land size is 2586sqm and together the three allotments have over 42sqm frontage along Brisbane Road and 52m frontage on Dudleigh Street. The dual entry is a major benefit when it comes to future redevelopment planning. All three blocks currently have tenanted properties on site which are returning a sound income over \$1500 per week, and offer potential to improve these yields via rental increases. This is excellent guaranteed income for any land banker considering their next move or for new owners when entering planning phase with local council. The two properties on Brisbane Road sit under a commercial zoning MC01S, whilst the property on Dudleigh Street is zoned RM03 medium density. This would enable (STCA), the construction of a large strata-titled mixed use or residential townhouse complex, a potential mid-rise apartment building, a full commercial offering, or even the option to host an aged care facility or medical centre. The location is top tier being a few blocks from the established Booval Fair Shopping Centre and Aldi, next to the local Ampol petrol station, adjacent to The Good Guys retail outlet and a few minutes' walk from the big AnyTime Fitness centre and 500m from the Harvey Norman, homemaker complex and other commercial outlets including medical practice and chemists. Public transportation is very accessible with two train stations within 5 minutes from the location and bus stops right at the doorstep. Bundamba Racecourse is nearby, along with sporting fields and parklands for recreation. The city centre of Ipswich and the suburbs offer excellent schools including UniSq and Ipswich Girls Grammar. Each of the houses on the blocks are in solid rentable condition and present as:

Dudleigh Street is a highset brick and weatherboard house that features a lower level with multi-purpose areas, rumpus, laundry and storage rooms, plus secure parking. Upstairs comprises three bedrooms, small study room, single bathroom and open-style lounge, dining and kitchen with front veranda.

186 Brisbane Road is a traditional brick render design with classical features including fireplace, timber framed windows, ornate cornices with high ceilings and timber floorboards. There are three bedrooms, one bathroom and two separate living areas with kitchen / dining combined.

188 Brisbane Road has a private lowset layout with separate two car garage accessible on Dudleigh Street. The red tiled roof and white stucco paintwork is very traditional, and the design has a semi-circular porch overlooking well-maintained landscaped gardens accessible directly from the large lounge room. Interiors are in fine order with four beautifully presented bedrooms, a large master with adjoining WC and a decent main shared bathroom facility. The spacious and modern kitchen extends to a meals area which opens to the front terrace.

With so many choices up for consideration this large-scale trio of properties is bound to appeal to many commercial / property investors and land developers looking to acquire suitable site for their next project.