

**19 & 21 Hall Street, Chermside, Qld 4032**



**House For Sale**

Wednesday, 8 May 2024

19 & 21 Hall Street, Chermside, Qld 4032

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1277 m2**

**Type: House**



Greta Tenheggeler

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## FOR SALE

19 & 21 HALL STREET CHERMSIDE - OFFERS Above \$1,150,000 considered for one, Offers above \$2,300,000 for Both. RARE Opportunity to own 1277m<sup>2</sup> of Land in the Heart of Chermiside. Perfect Development site for a Unit Complex, 6 Townhouses, or Residential Build. Can be purchased separately or together - 1277m<sup>2</sup> land size combined. \*19 Hall Street on a separate title - 670m<sup>2</sup> \*21 Hall Street - 607m<sup>2</sup> Potential for Development of 10 Storey Residential Units, with 10% Commercial (STCA) This High-Density Multi-purpose zoned site will be a perfect opportunity for the astute Investor. Two Post war homes from 1940, currently on the properties, earning Rental income while you either Landbank, or make plans for Development. \*Total Land size 1277m<sup>2</sup> \*10 klms to Brisbane CBD \*1.7 klms to Prince Charles Hospital \*11.8 klms to Brisbane Domestic Airport \*350 mtrs to Westfield Chermiside Shopping Centre \*Overland Water zone, with no major flooding Chermiside is a fast-growing suburb with recent Growth in Units as high as 19% within the last 4 year period, & 49% for Houses, as quoted from Realestate.com -

<https://www.realestate.com.au/news/the-secrets-out-suburbs-where-prices-have-more-than-doubled-in-four-years> The possible potential of this site is an opportunity not to be missed. Sites such as this one are very rare in this Calibre. Don't miss out on this incredible investment opportunity! CONTACT FOR FURTHER INFORMATION - Greta Tenheggeler - 0461571044 or email for Circa - greta.tenheggeler@raywhite.com Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.