

**19 Dulendela Street, Zillmere, Qld 4034**



**Sold House**

Tuesday, 17 October 2023

19 Dulendela Street, Zillmere, Qld 4034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Pownall

**\$708,000**

Welcome to an exceptional development opportunity at 19 Dulendella St, Zillmere. This prime 607-square-meter property is situated in a Low-Medium Density Residential zone, making it an ideal canvas for your next project. With a flat, square allotment and an existing 3-bedroom home, this site offers endless possibilities for investors and developers alike. There is only a very small area of LMR land in this area so these opportunities are rare. Property Details: Land Size: 607 square meters Zoning: Low-Medium Density Residential Existing Structure: 3-bedroom home in moderate condition, potential for renovation or redevelopment. A new split AC has been installed in the lounge, along with benchtops in the kitchen and a facelift in the bathroom. Rental Appraisal: \$480pw Nearby Amenities: Taigum Square - A major shopping center with a variety of retail outlets, dining options, and essential services. Located approximately 1.5 kilometers away. Nearby Parks - Enjoy the green spaces in the vicinity, including the nearby Zillmere Sports Park and the Downfall Creek Bushland Centre, both within walking distance. Schools - The property is conveniently located to several schools, including Zillmere State School, Taigum State School, and Boondall State School, providing educational options for families in the area. Transportation - Brisbane Airport: Approximately 10 kilometers away, providing easy access for travelers. Public Transport: Access to bus routes on nearby Handford Road, providing convenient transportation options. Development Potential: This property's location and zoning offer the opportunity to capitalize on the growing demand for housing in the Zillmere area. Whether you choose to renovate the existing home or embark on a new development project, the possibilities are endless. It's advisable to consult with the local council to explore your development options fully. There has been a development across the street from this home which is a perfect example of what could be done. It too was a 607sqm allotment and 6 units have been built there. Contact John on 0423 229 935 today for more information.