

197 Roghan Road, Taigum, Qld 4018



House For Sale

Tuesday, 23 April 2024

197 Roghan Road, Taigum, Qld 4018

Bedrooms: 6

Bathrooms: 2

Area: 4119 m2

Type: House



Tamara and Mark Wecker



Sydney Murphy
0424370735

Expressions Of Interest

**** DO NOT ACCESS** property without agents' permission and attendance. External site inspections only. No internal access available at this time. ****Tamara & Mark Wecker** of RE/MAX Property Shop are proud to present this ultra-rare opportunity, the likes of which may never be seen again in such a prime locale.- first time released in over 60 years- 4119sqm of land- multi-street access- flood-free site- existing residence requires significant renovation or removal- suitable for residential subdivision allowing for a reduced lot sizes (STCA)- zoned for a broad range of development outcomes (STCA)- one of the last remaining sites of scale on Brisbane's inner northside For more than 6 decades, this prized estate has been the beloved homestead of a very special family with 9 children. Now all grown and with families of their own, they collectively agree that it's time for the property to be released for sale so it's future can be revealed. United in their foresight, they are excited to see more housing created for other young families to build memories ... just like the ones they hold so fondly from their childhoods here in Taigum. **BRING YOUR VISION TO LIFE:** this is a significant 1-acre development site in the country's fastest growing metropolitan region. Unlimited potential awaits to build an array of small-lot dwellings on this prime parcel of land, subject to Council Approval. As the saying goes, "Real Estate is all about Location, Location, Location":- 5 MINS to Taigum Village Shopping Centre (Aldi, Coles), Taigum Square Shopping Centre (BIG W, Woolworths), Taigum Childcare Centre, respected State Schools, new Holy Spirit College, St Flannan's and St Joseph's Catholic Primary Schools, Carseldine and Zillmere City-Link Rail- 10 MINS to Sandgate/Shorncliffe waterfront, iconic Shorncliffe Pier, St Patricks College, St John Fisher College, Nudgee College, Aspley Hypermarket (Kmart, Woolworths, Coles, Aldi), Mega-Westfield Chermside (Cinema, Shopping, Cafes, Entertainment)- 10-15 MINS to Redcliffe/Woody Point peninsula precinct- 15 MINS to Brisbane International Airport- 25 MINS to Brisbane CBD The savvy purchaser will appreciate the exceptional opportunity on offer here. Large development estates in this neighbourhood are considered some of the most "bankable" and profitable in Brisbane, whilst other standard residential homes nearby are currently undergoing significant upgrades, indicating strong value being injected into the immediate area. As a suburb, Taigum boasts positive and significant annual capital growth for the last 7 years consecutively. Official statistics confirm that the north-Brisbane property market is one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence. Serious property moguls will know that estates of this magnitude are highly sought after, and demand far outweighs supply. In fact, similar properties in this "pot of gold" location have sold in recent years within a matter of days. Without question, this is a blue-chip acquisition reserved for the astute purchaser. **NOTE:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective purchasers should conduct their own due diligence. **STCA - Subject to Council Approval**