

21 Sylvia Street, Underwood, Qld 4119

House For Sale

Wednesday, 28 February 2024



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Bedrooms: 7

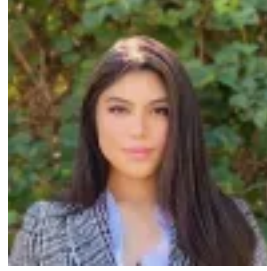
Bathrooms: 4

Area: 3736 m2

Type: House



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SUBMIT ALL OFFERS

Welcome to 21 Sylvia Street Underwood. A unique opportunity which is almost impossible to find in Queensland highest predicted growing suburb. With an abundant land size of 3736m², 3 existing dwellings and a current rental income of over \$1400 per week and the DA plan ready for 1x3 lot subdivision or build 10-12 townhouses/units this property is hard to be missed by any investor or developer. LDR Zoning with 50% of the land still useable, you can build up to 12 large units or material change of use to build apartments, the potential is endless for this unique parcel of land. An existing well maintained beautiful main house and 2 added granny flats are on rental to pay the mortgage and holding costs easily. Subdivision can be done by keep the existing house and sell the lots separately to recover all costs and live mortgage free! The potential and options are endless, all you have to do is put an offer! Current Zoning Use: Multiple dwellings, Relocatable home parks, Retirement villages as well as non-residential uses, such as Childcare centres, Food and drink outlets and small-scale Shops which cater for local residents. Potential to change zoning to MDR OR HDR due to being right opposite to the highway and strategically in that corridor (STCA) Key Points:- 3736 m² block- LDR Zoning which can be changed to MDR (to build units or townhouses STCA)- Build upto 10-12 units (STCA)- Subdivision of 1x3 Lots (STCA)- Material change of use to build apartments (STCA)- 3 separate dwellings with a rental income of \$1425/week- 50% of the land still useable and 50% of it can be used to build proposed roads and driveways to connect the units- Existing trunk sewerage, trunk stormwater and linear trunk stormwater asset- Room to add more dwellings/granny flats for even a higher yield- A well maintained, ready to move in 3 bedrooms house with a current rental income of \$725pw- 2 Separate studio granny flats with \$350pw rental income (each)- The only property of this magnitude available in Underwood- 30,000L water tank- Brand new polycarbonate roofing on the outdoor entertainment area- Underground Power Whether you like open space, development opportunities, own a small business, or investing, this is the property for you. With so much land to work with, you can subdivide or keep the whole block as is. The options are totally yours. The abundance of space lends itself to someone who requires extra room for; large vehicles (trucks, tractors, excavators), or a business with a fleet of vehicles. Central location, walking distance to Underwood Marketplace including a variety of local shops, 21 Sylvia Ct. Underwood presents a once-in-a-lifetime opportunity for astute investors seeking to land bank, lease out, develop, or even reside amongst other established and increasingly popular properties in the esteemed Underwood locality. Location can't get any better:- Less than 1 min drive to access Pacific Motorway- Backing to Lowe Oval Precinct- Only 1.1 kms walk to Arndale Shopping Centre- 1.7 kms to Springwood Rd State School- 1.9 kms to nearest Mosque- 4.6 kms to Islamic College of Brisbane School- 19 mins drive to Brisbane CBD- Rochedale Family Practice 4 mins- Goodlife Health Clubs Springwood 2 mins- Springwood Pumas Australian Football Club 1min Act quick, opportunities like this are rarely available! Contact Syed @04165 498 295 or Serena @0409 455 287 to register your interest or to book a private inspection. All open home timings will be posted online weekly. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. We encourage all buyers to do their own feasibility study as we will only provide the one we have from the vendors.