

**23 Acacia Street, Browns Plains, Qld 4118**



**House For Sale**

Wednesday, 22 May 2024

23 Acacia Street, Browns Plains, Qld 4118

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 936 m2**

**Type: House**



**RYAN TRAMA**

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## **SUBMIT ALL OFFERS!**

The Ryan Trama Team proudly presents 23 Acacia Street in Browns Plains - Featuring 936m<sup>2</sup> of land with two street frontages, this incredible opportunity lies with the Logan City Council's 'Low-Medium Density Residential - TOWNHOUSE' development zone, offering an unparalleled opportunity for lucrative development.

**Renovate & Add a Second Dwelling:** The current low-set brick home features a spacious floorplan, ready for renovation! Four generous bedrooms and large living areas, provide ample space for the whole family. The central kitchen and open plan main living area, opens to the existing outdoor alfresco area. The large land size and favourable zoning provides the opportunity to add a completely separate second dwelling to the right of the existing residence - This is an accelerator strategy that the most savvy investors use to massively boost their cash flow.

**Demolish & Build Dual-Key Investment:** With dual street frontages, this block provides the perfect opportunity to develop a large dual-key property with separate entrances for each dwelling.

**Demolish & Build Four Townhouses:** The favourable 'Low-Medium Density Residential - Townhouse' zoning provides the lucrative opportunity to demolish the existing residence and construct four new townhouses!

**Growth Location:** Browns Plains is at the heart of South East Queensland's property boom, and is sure to benefit from substantial infrastructure growth in the region for years to come. Located just moments to the Grand Plaza, with easy access to the Mount Lindesay Highway, and overlooking Acacia Park, this property is well situated for your next investment or development endeavour. Don't miss out on this rare chance to shape the landscape of Browns Plains and reap the rewards for years to come. Act now and turn your vision into reality!

**Growth Location:-** Walking distance to Acacia Park- Less than 1km to Mount Lindesay Highway- 1.2km to Grand Plaza- 1.4km to Browns Plains Hotel- 2.6km to Browns Plains State School- 26km to Brisbane CBD

**Property Features:-** Low-Medium Density Residential - TOWNHOUSE Zoning- Add a second dwelling to maximise rental income- Construct a new dual-key property to take advantage of the dual street frontage- Develop four new townhouses- Two street frontages- Existing residence features 4 bedrooms, 2 bathrooms, large open plan living area with central kitchen, and outdoor entertaining area

Contact Ryan Trama immediately on 0448 295 135 to arrange a viewing!

**Disclaimer:** All suggestions for development opportunities are Subject to Council Approval. The provided 'Artists Impressions' for second dwelling potential and four townhouses (Subject to Council Approval) are for illustrative purposes only and are intended to show the potential of the property. Prospective buyers are to conduct their own due diligence for approval. We give no representation to the accuracy and completeness of these impressions.