

237 WATERFORD ROAD, Ellen Grove, Qld 4078



House For Sale

Wednesday, 17 April 2024

237 WATERFORD ROAD, Ellen Grove, Qld 4078

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1480 m2

Type: House



Nick Koschel

SEEKING IMMEDIATE OFFERS

KD Special Projects is pleased to present this DA Approved 86 Place Dual Level Childcare Development site at 237 Waterford Road, Ellen Grove, to the market For Sale. The vendor is seeking immediate offers to purchase the property. Contact agent for access to dataroom which includes a comprehensive suite of due diligence material. Perfectly positioned opposite Carole Park State School (201 Students) on a flat 1,480sqm parcel of land, and in a SA2 catchment with NO childcare centre within the Brisbane City Council, this genuinely is an incredibly rare opportunity to secure one of the last remaining childcare development sites like this. The site is within close proximity to the Wacol industrial area which accommodates over 11,250 full time workers. According to Business Geographics, the non-resident demand inflows for childcare services is over 55 places per day. This further enhances the need for a centre in this undersupplied location. The dwelling on the property is neat and tidy and has been well-maintained by its owner-occupiers for many years. The house was built in 1970 and has 2 bedrooms, 1 bathroom, and 2 car accommodation with a rental appraisal between \$500 - \$550 per week. The 86 place dual level design is highly functional, adheres to all efficient staff ratios and considers the latest service approval requirements regarding outdoor space**. Centres in nearby catchments appear to be charging between \$130 - \$160 per day. High-Level Information: • 237 Waterford Road, Ellen Grove • 1,480sqm* Flat Block Land zoned Low-Density Residential • Brisbane City Council • DA Approved 86 Place Dual Level Childcare Centre • 18 Car Parks • No Centre within Wacol SA2 Catchment • Net demand inflow of over 55 childcare places per day from over 11,250 full time workers nearby** • Directly Opposite Carole Park State School • Well Maintained Dwelling with rental appraisal of \$500 - \$550 per week • Highly Functional Modern Design • Centres in nearby catchments charging \$130 - \$160 per day*approx* **business geographics** • Subdivision potential into 4 blocks (STCA)

This is an amazing opportunity to secure a Brisbane City Council Childcare site directly opposite a primary school. The vendor is motivated and is seeking immediate offers. For more information or to make an offer, please contact Nick Koschel on 0421 571 408 from KD Special Projects. **KD Special Projects suggest all parties conduct their own investigations into the service approval requirements**