

**33 Paten Road, The Gap, Qld 4061**

**Residential Land For Sale**

Friday, 19 April 2024



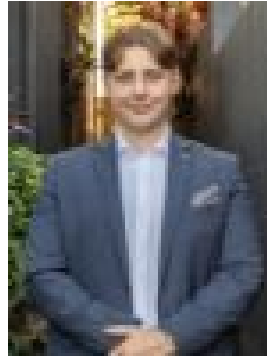
**33 Paten Road, The Gap, Qld 4061**

**Area: 1307 m2**

**Type: Residential Land**



Harrison Mastrapostolos  
0452070020



Lawson Packer  
0401472430

**\$925,000 - \$975,000**

In the esteemed Ashgrove side of The Gap lies 33 Paten Road, boasting a sprawling 1,307m<sup>2</sup> block of near-level land in a tranquil setting. Just moments away from parks, playgrounds, dog parks, walking tracks, schools, and transport links, this rare marvel offers an impressive 43m frontage, providing ample space for various home designs. Crafting your dream abode here promises a perfect blend of convenience and comfort amidst the lush backdrop. Already serviced and with a pre-determined building footprint strategically placed to maximise privacy and entertainment, this allotment streamlines the home design process. Enjoy the convenience of parks within a minute's walk, excellent local schools, and easy access to public transport - all less than 10km from the CBD. Key Features:

- Ample 43m frontage for street appeal
- Pre-connected services for added convenience
- Established building envelope for effortless planning
- Walking distance to essential amenities
- Expansive 1,307m<sup>2</sup> cleared land
- Natural privacy from lush surroundings
- Flexibility in home designs and builders

Opportunities like this are rare. Don't miss out - schedule your private viewing today by contacting Harrison or Lawson! While OIKOS Real Estate endeavours to ensure the accuracy of this advertisement, prospective purchasers are encouraged to verify all information independently.