

**35-37 Torres Street, Loganholme, Qld 4129**

**House For Sale**

Thursday, 13 June 2024



35-37 Torres Street, Loganholme, Qld 4129

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2023 m2**

**Type: House**



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## All Offers Welcome This Sat

Opportunities like this are rarely seen with a wide street frontage of 40.5 metres (almost double of most blocks in the area!), side access, potential dual living or teenagers retreat, large in ground pool blank canvass on this huge 2,023m<sup>2</sup> fully enclosed block in the heart of Loganholme. This is evidently a property designed for a big family or business opportunity from home with an excellent location. There is also the big potential of developing this site into apartment buildings where it's code assessable for 3 stories (\* please confirm with Logan City Council). This site is one of the most special blocks on Torres Street, its zoned for 65 equivalent dwellings per hectare (\* 1 equivalent dwelling being 3+ bedrooms or more), this means you can build up to 13.15 three-bedroom apartments on this site! Or if you are more creative and like to yield more usage from this fantastic block, refer to the proposed plan in the photos where you might get 4x free-standing villas on 8 metre frontage each with an 8.5 metres drive through access to the back section of the property where you can yield a few more townhouses (\* Subject to town planning advice and council approval). Please contact Johnson on 0422 804 811 if you like to get in contact with a reliable local town planner for sound planning advice.

This spacious 6 bedroom family home is an entertainers delight jammed packed full of surprises...+ Formal Entrance+ Separate Formal Lounge+ Separate Family/Dining room with air conditioning+ Master with stylish modern ensuite and slider to rear yard+ Two of the bedrooms and another living room with air conditioning in its own wing+ Large study or 6th bedroom with built in shelves and the ability to reinstall separate entrance from exterior front+ Wine Cellar+ Stunning Entertainers kitchen featuring built in Miele dishwasher, granite benchtops and walk in pantry with loads of room to move+ Refreshed main bathroom+ Ceiling Fans+ 3 x 5,000 ltr water tanks+ 3.5kw solar hot water and electricity+ Large inground Salt water pool+ Fully enclosed 2,023m<sup>2</sup> flat block with side access+ Large 9m x 3m Shed with pitched ceiling and mezzanine storage area, 3m double front roller door access and side roller door access and 2x personal access doors

This is a prime block of land in a fabulous location where Logan Hyperdome, sport centres and all other facilities are within minutes drive as well as walking distance. Buses are on the corner, Logan Tafe and Griffith University five minutes drive. Private and public schools within walking distance. Ideally located close to shops, major shopping centre and transport. This property has endless possibilities plus many more features not listed, inspection is an absolute must on this one. Call Johnson on 0422 804 811 or Joel on 0477 704 721 for more information. Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Springwood & Shailer Park by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.