

4 Eleanor Avenue, Underwood, Qld 4119



House For Sale

Thursday, 25 January 2024

4 Eleanor Avenue, Underwood, Qld 4119

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 807 m2

Type: House



Syed Ali

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SUBMIT BEST OFFERS

Here you have a rare chance, an option to buy a family home in the heart of Underwood, a prime development opportunity or package it together with the lot behind and build High-Rise apartments! With most of the properties in this zoning already been sold in the recent few months, 4 Eleanor Av. Underwood is an opportunity of a lifetime which is not to be missed. With an option to build up to 33 Units on a single lot, or 77 units on 2 lots, \$770,000 in management rights and an easy option to mix commercial spaces with the development, this property is suits homebuyers, landbankers and developers alike. Explore further opportunities as they are located right in the midst of all the new developments in Underwood with an easy access to the new motorway exit and the new proposed bus station in Underwood. Property Features:- High-Set Brick home- Structurally sound and well maintained - 3 Spacious Bedrooms Upstairs- An added room downstairs which can be converted into an extra bedroom- Separate internal laundry downstairs, can be converted to 2nd bathroom- Plenty of space internally with large back and front yard- Open Plan Kitchen- Large patio with multiple entertainment areas- No easements- Solid brick home- Polished timber floors- Separate living and dining areas- Downlights throughout- Split system aircons throughout the property- Modern fans installed throughout the property- A large double door shed with ample storage for cars, boat, caravans etc.- Side access leading to the backyard and the shed Options to Build:- Townhouses on either or both of the properties- Minimum land setbacks- Medium Rise/ Large Units: 37 Apartments, 7 Levels.- High Rise/ Large Units with 2 level parking: 49 Apartments, 11 Levels- High Rise/ Small Units with 2 Level Parking: 66 Apartments, 11 Levels-- High Rise/ Small Units with 1 Level Parking: 53 Apartments, 10 Levels- Management rights of upto \$770,000 (can be sold separately)- Rental appraisal of \$700pw for each property. Central location, walking distance to Underwood Marketplace including a variety of local shops, backing onto a newly developed residential and commercial apartment complexes and office buildings and with a few more commercial and residential projects under construction around the street. These properties on Nerissa Court, 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. Options to Develop (STCA):- Apartment complex (Mid-High Rise)- Townhouses- Childcare centre- Hotel/Motel- Aged care facility- Health care services- Commercial apartment blocks- Mixed residential /commercial blocks or apartments It holds endless potential, all you've to do is enquire! Contact Team Syed Ali @04165 498 295 or Serena Garcia @0401 455 287 To register your interest or to book a private inspection. "RAY WHITE ROCHE DALE has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. We encourage all buyers to do their own feasibility study as we will only provide the one we have from the vendors."