

# 42 Kenmore Road, Kenmore, Qld 4069

## House For Sale

Friday, 31 May 2024

42 Kenmore Road, Kenmore, Qld 4069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Edison Cui  
0420661023

## Best offer by 19th June 3pm!

Discover the perfect canvas for your next development project at 42 Kenmore Rd, Kenmore. This expansive 1012 sqm parcel of flat land offers an exceptional opportunity for developers and investors alike. With a desirable location, close proximity to essential amenities, and Development Application (DA) approval for subdivision into two separate blocks, this property is a rare find in the thriving suburb of Kenmore.

**Property Features:**

- Land Size:** Spanning a generous 1012 sqm, this plot provides ample space for innovative development ideas, ensuring plenty of room for creating two well-proportioned residential blocks.
- Flat Terrain:** The level ground simplifies the building process, reducing both the complexities and costs associated with construction. This feature makes the property especially attractive for developers looking to maximize efficiency.
- DA Approval:** The property comes with DA approval from the council to be subdivided into two distinct blocks. This pre-approved subdivision significantly accelerates the development timeline, allowing you to move forward with your project without the usual delays associated with obtaining council approval.

**Location Benefits:**

- Shopping Convenience:** Located just a short stroll from Kenmore Village Shopping Centre, future residents will enjoy easy access to a variety of retail outlets, dining options, and essential services, ensuring all their needs are met close to home.
- Educational Excellence:** The property is situated within walking distance of top-rated local schools, including Kenmore State School and Kenmore State High School. This proximity makes the location highly attractive to families seeking quality education for their children.
- Transport Links:** The area is well-served by public transport, with frequent bus services connecting Kenmore to Brisbane CBD and other major destinations. Additionally, the property offers easy access to major roads, facilitating smooth commutes and travel.

Kenmore is renowned for its leafy streets, family-friendly atmosphere, and strong community spirit. The suburb boasts a range of parks, recreational facilities, and a vibrant local community, making it a highly desirable place to live. Its blend of suburban tranquility and urban convenience attracts a diverse population, including young professionals, families, and retirees.

**Development Potential:** The pre-approved subdivision into two blocks opens up a multitude of possibilities. Developers can take advantage of the current market demand for high-quality residential properties in Kenmore by constructing two modern homes, each with their own distinct appeal. Alternatively, investors might consider developing one block and holding the other as a long-term investment, capitalizing on the continuous growth and development of the area.

**Investment Highlights:**

- Ready for Development:** With DA approval already in place, you can hit the ground running, bypassing the lengthy and often complex approval processes.
- High Demand Location:** Kenmore's popularity ensures strong market interest and potential for high returns on investment.
- Flexible Options:** The sizable land and approval for subdivision offer versatile development opportunities, catering to various strategies and goals.

**Secure Your Future:** Don't miss this golden opportunity to secure a prime piece of real estate in one of Brisbane's most sought-after suburbs. Whether you're a seasoned developer looking for your next project or an investor seeking a promising opportunity, 42 Kenmore Rd, Kenmore, offers unparalleled potential and promise.

**Disclaimer:** This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.