

**5 Sugar Maple Place, Park Ridge, Qld 4125**



**Residential Land For Sale**

Monday, 6 November 2023

5 Sugar Maple Place, Park Ridge, Qld 4125

Area: 402 m2

Type: Residential Land



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## For Sale | Duplex Approved

Investors, developers, and first-time buyers - form a queue, please! With Development Approval already in place for a duplex build on this generous 402m<sup>2</sup> corner block in booming Park Ridge, it will be a race to the finish line to see who secures this sweet slice of the southside. Location highlights:- Part of the dynamic corridor rising between Brisbane and the Gold Coast - Inside Woodhaven Estate - a family-friendly community with dedicated green open space- 50-minute drive to the heart of Brisbane CBD or 55 to the sand and surf at Southport- 7-minute drive to local shops and specialty stores at Park Ridge Town Centre- Zoned for Logan Reserve State School (7 mins) and Marsden State High (8 mins)- Close to several Kindy's and ELC's - 9-minute drive to Park and Ride Park Ridge This particular land opportunity is so sweet because it has so much potential. At 402m<sup>2</sup>, the block can easily accommodate a significant 'forever' home (STCA) for owner-buyers, be they first-timers or seasoned in the game. Investors know this is a growing pocket of SE QLD and that they could build here (STCA) and attract tenants in no time for a healthy ROI before selling on down the track. Developers will be eyeing off the DA already in place for a duplex - twice the fun! Whichever category you sit in, you need to get the skates on to secure this one. Contact Brendan without delay! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.