

**52 Thornton Street, Raceview, Qld 4305**



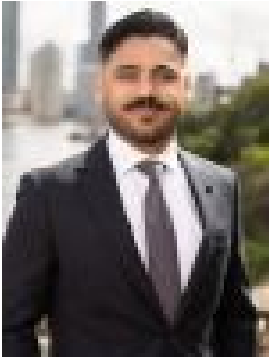
**Residential Land For Sale**

Sunday, 26 May 2024

52 Thornton Street, Raceview, Qld 4305

Area: 4 m2

Type: Residential Land



Umair Khan  
0400444786



Rocky Bhullar

## Contact Agent

4 Hectares | Prime Location | Development Approval in Process - Act Now! Seeking Serious Offers! Buy As Is or Subject to DA  
Property Highlights: • Prime Subdividable Development Land in Ipswich • Development Approval (DA) Applied for 38+ Lots  
Key Features: Location: Situated in the highly sought-after Raceview area, this property offers close proximity to Ipswich City Centre and numerous surrounding amenities. Development Potential: The current owners are nearing approval for a 38-lot subdivision. All relevant documents and preliminary work are available. Adjacent Amenities: Located next to a major retail commercial hub featuring McDonald's, Caltex, childcare facilities, a swimming school, and a drive-through restaurant. Zoning: Surrounding parcels are zoned for medium density, making it ideal for townhouse development. Potential for Specialised Uses: Suitable for disability living, subject to Council and Ministerial Infrastructure Designation (MID). Transport: Close to public transport options. Recreational and Entertainment Facilities: Near Riverlink Shopping Centre, Coles Ipswich, and Ipswich Hospital. Council Infrastructure Charges: Benefit from low council infrastructure charges, with land allocated for parks on this development site. Development Opportunities  
Previous Applications: The current owners previously filed for a 46-lot subdivision and another concept plan for 48 lots. These plans and discussions with the council are available for review. Flexibility: New buyers can choose to proceed with the current DA for 38 lots, or opt for the previously discussed 46 or 48 lot plans. Additionally, there is potential to explore townhouse development, as seen in nearby projects. Contact Information For more details, contact Umair Khan at 0400 444 786. Disclaimer All provided information is reliable, though not guaranteed. We advise prospective buyers to conduct thorough research and due diligence. Act Now! This is an opportunity not to be missed! Secure your investment in one of Ipswich's prime development sites today