

53 Birdwood Road, Holland Park West, Qld 4121



Sold House

Thursday, 10 August 2023

53 Birdwood Road, Holland Park West, Qld 4121

Bedrooms: 2

Bathrooms: 1

Parkings: 2

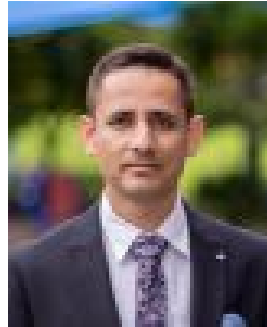
Area: 607 m2

Type: House



Sim Gill

0734211600



Chander Singh

0425000246

Contact agent

The underutilised site is nestled on a quiet street, located in the heart of Holland Park West providing strong connection to transport and a range of amenities, 53 Birdwood Road is a 2 bed, 1 bath home on a 607sqm block currently rented for \$350 per week. Rarely do opportunities become available to purchase land of this size positioned only 7 kilometres from the Brisbane CBD. The site is zoned LMR2 Low-medium density residential (2 or 3 storey mix) within the Local Neighbourhood Plan offering untapped development opportunity with a variety of potential land uses. Highlights: • Significant development site located just 4km from Woolloongabba Stadium (Olympic Precinct) and approx 7km from the Brisbane CBD. • Zoned LMR2 Low-medium density residential (2 or 3 storey mix) within the Local Neighbourhood Plan offering untapped development opportunity. • Median house price within Holland Park West is currently over \$1.1 million with 5.6% growth over the last 12 months. • Positioned in a leafy corridor, the property is within walking distance to a number of schools, public parks, cafes and transport options. The core characteristics of the location are highly desirable attributes offering an idyllic lifestyle setting resulting in strong demand within the area. • Brisbane is experiencing significant growth following considerable Public and Private spending on key infrastructure projects across the region in addition to the recent successful tendering of the 2032 Olympic Games. Forthcoming auction - date and time to be confirmed. Opportunities like this very rarely get offered to the market so do not miss your chance to secure this incredible development site. Call Sim Gill on 0405 122 289 for more information or to arrange a site visit.