

**53 Nyanza Street, Woodridge, Qld 4114**



**House For Sale**

Wednesday, 8 May 2024

53 Nyanza Street, Woodridge, Qld 4114

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2023 m2**

**Type: House**



**ROXANNE LIU**

0421825557

## Auction

Discover an exceptional development prospect on this level 2,023sqm parcel, zoned as Low-Medium Density Residential, presenting an ideal canvas for an exclusive townhouse complex of up to 8 units. Witness the neighboring 51 Nyanza St, a testament to the potential of this boutique development - see the last photo for reference. Whether you choose to build for steady rental income or capitalize on the thriving residential market, this property offers unparalleled potential. Benefit from its proximity to amenities and a convenient 25-minute drive to Brisbane City, making it a strategic investment opportunity. Currently leased at \$430 per week until April 2025, this property offers immediate returns. The motivated seller is committed to auction, unless sold prior!

**Key Features:-** Expansive 2,023sqm level land- 31-meter frontage- Zoned as Low-Medium Density Residential- Ideal site for 8 townhouses (subject to council approval)- Surrounded by similar townhouse developments- Close to commercial and warehouse districts- Existing 3-bedroom, 1-bathroom home on the property- Rear shed in the backyard

**Location Highlights:-** 5 minutes walk to local shopping complex- 10 minutes walk to Islamic College of Brisbane- 15 minutes walk to Karawatha Forest Discovery Centre- 15 minutes walk to Trinder Park Train Station- 2 minutes drive to Bunnings Underwood and Officeworks- 5 minutes drive to Underwood MarketPlace Shopping Centre

**Close proximity to major shopping centers:-** Garden City Westfield- Sunnybank Plaza- Rochedale Shopping Village- Eight Mile Plains Shopping Centre- Just a 25-minute drive to Brisbane CBD, 45 minutes to the Gold Coast

Seize this opportunity to invest in a rapidly growing area with substantial potential. Save the auction date and secure your stake in this thriving community!

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