

**58 Goodenia Street, Cornubia, Qld 4130**



**Residential Land For Sale**

Monday, 22 April 2024

58 Goodenia Street, Cornubia, Qld 4130

Area: 1068 m2

Type: Residential Land



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**\$650,000**

1. **Site Visit and Assessment:** Visit the site to get a feel for the surroundings and to understand the best vantage points for views in each direction. Take note of any obstructions or features that might affect the design.

2. **Orientation and Layout:** Orient the main living areas of the house to capture the best views of the North, South, East, and West aspects. Consider an open-plan layout with large windows or even a wrap-around design to fully appreciate the surroundings.

3. **Multi-level Design:** Since you mentioned building a shed or incorporating a granny flat underneath, consider a multi-level design. The main living areas can be elevated to take advantage of the views, while the lower level can house additional living space or storage.

4. **Outdoor Living Spaces:** Incorporate outdoor living spaces such as balconies or patios on multiple levels to further enhance the enjoyment of the views. These spaces can also serve as extensions of the indoor living areas.

5. **Functional Design:** Ensure that the design is not only visually appealing but also functional for everyday living. Pay attention to the flow between rooms, storage space, and any specific needs or preferences you have for your home.

6. **Energy Efficiency and Sustainability:** Since the block has underground power and sewerage, consider incorporating energy-efficient features and sustainable materials into the design. This can help reduce ongoing costs and minimize environmental impact.

7. **Regulations and Permits:** Make sure to consult with local authorities to ensure that your design complies with building regulations and obtain any necessary permits before beginning construction.

8. **Consult Professionals:** Depending on your expertise and preferences, you may want to consult with architects, designers, or builders to help bring your vision to life. They can provide valuable insights and expertise throughout the design and construction process.

By carefully considering these factors and working with professionals as needed, you can create a home that not only showcases beautiful views but also meets your practical needs and enhances your lifestyle.