

6 Endeavour Road, Riverview, Qld 4303

House For Sale

Tuesday, 12 March 2024

6 Endeavour Road, Riverview, Qld 4303

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1131 m2

Type: House



Janis Grommen
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Jarrod Scanlan
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Auction

This amazing property with huge development potential, it is an amazing Investment opportunity, which is hard to come by but is in great demand. With an excellent high-exposure position and plenty of investment prospects. Ideally located in an Emerging Community zone, this property can be used for a variety of purposes. Crafted to be an ideal investment opportunity for industry professionals or discerning land banking enthusiasts, boasting abundant potential for future development endeavours. For the Homeowner - This three-bedroom home offers the ideal blend of antique charm and contemporary comfort. This property not only offers plenty of space and possibilities for a first-time homeowner but boasts an impressive 1,131 square meter lot. The property features a sizable, detached shed that can be used as a large office/business (72m²) space partly made of insulated wall and roof panels. Further to this, two separate air condition units have been fitted in for easy working. Let family get-togethers and treasured memories take place against the backdrop of the roomy, open plan living and dining rooms. With so many features wrapped up in the convenience of a beautiful move-in ready home, this one will no doubt tick all the boxes! It has also been freshly painted, brand new hybrid flooring installed in the kitchen and dining areas, all the roofs and gutters have been professionally cleaned and gardens trimmed for easy maintenance. Providing reassurance to any buyer that the property is ready to move in now. Subdivision potential and information: • Pending council approval, you can potentially sub divide and add an additional block. • The site is located in the Local Business and Industry (LB13) Zone. • This property boasts remarkable potential, for the astute investor could look to earn a combined rental income of approximately \$800 per week. Under the Ipswich Planning Scheme 2006, the Local Business and Industry Zone is intended to provide for a mix of compatible business and industry activities, is established, including commercial, service and trade activities, and appropriate low impact manufacturing activities, that support and are within close proximity to major or Neighbourhood Centres. Nearby amenities: • Riverview Station (1 Minute drive, 5 Minute walk) • Riverview Primary (3 Minute drive, 16 Minute walk) • Redbank Plains State High School (14 Minute drive) • Booval Fair Shopping Centre (12 Minute drive) Mark your calendars for the highly anticipated auction on the 6th of April at 10am. Don't let this golden opportunity slip away for investors craving exceptional rental yield and capital growth potential. This multifaceted property epitomizes prime location, abundant amenities, and promising prospects, solidifying its status as an unparalleled investment gem in the dynamic Brisbane real estate scene.