

6 Nerissa Court, Underwood, Qld 4119



Sold House

Thursday, 8 February 2024

6 Nerissa Court, Underwood, Qld 4119

Bedrooms: 4

Bathrooms: 1

Area: 964 m2

Type: House



Syed Ali
0730598600



Serena Garcia
0730598600

\$1,000,000

Here you have a rare chance, an option to buy almost the entire street zoned as Medium Density Residential and backing onto already developed apartments and commercial dwellings! With an option to build up to 77 Units, \$770,000 in management rights and an easy option to mix commercial spaces with the development, 6-8 Nerissa Ct. is an opportunity which most developers wait for (STCA) MDR Zoning- Build townhouses, Mid-High Rise apartments, Commercial offices or explore further opportunities as they are located right in the midst of all the new developments in Underwood with an easy access to the new motorway exit and the new proposed bus station in Underwood. A massive opportunity for developers, home buyers and astute investors! Number 6 & 8 Nerissa Ct. Underwood is all up for grabs with a total land size of 3,081m², a 35m frontage and a chance to build 150+ apartments, commercial offices or multiple dwellings (STCA) Options to Build (STCA)- Townhouses: 12 townhouses of 4 Bed 2.5 Bath- Maximum of 77 Units (just for 6 & 8 Nerissa)- Minimum land setbacks (due to being in front of the linear park)- Medium Rise/ Large Units: 37 Apartments, 7 Levels- High Rise/ Large Units with 2 level parking: 49 Apartments, 11 Levels- High Rise/ Small Units with 2 Level Parking: 66 Apartments, 11 Levels-- High Rise/ Small Units with 1 Level Parking: 53 Apartments, 10 Levels- Management rights- Feasibility and build plans available on request- Rental of \$1500pw for 6-8 Nerissa Ct and \$2500pw including 5 Nerissa Ct. to offset your holding costs while you get DA's etc Options to buy with Team Syed: 6 Nerissa Court:- 964m²- MDR zoning 8 Nerissa Court:- 1141m²- MDR zoning Central location, walking distance to Underwood Marketplace including a variety of local shops, backing onto a newly developed residential and commercial apartment complexes and office buildings and with a few more commercial and residential projects under construction around the street. These properties on Nerissa Court, Underwood presents a once-in-a-lifetime opportunity for astute investors seeking to land bank, lease out, develop, or even reside amongst other established and increasingly popular properties in the esteemed Underwood locality. Options to Develop (STCA):- Apartment complex (Mid-High Rise)- Townhouses- Childcare centre- Hotel/Motel- Aged care facility- Health care services- Commercial apartment blocks- Mixed residential /commercial blocks or apartments It holds endless potential, all you've to do is enquire! Obtain rental income to offset the holding cost, demolish and develop the land or land bank for prospects, the choice is yours! Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today. Contact Team Syed Ali @04165 498 295 To register your interest or to book a private inspection. "RAY WHITE ROCHEDALE has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. We encourage all buyers to do their own feasibility study as we will only provide the one we have from the vendors."