

69-75 Glen Road, Logan Reserve, Qld 4133

Sold Residential Land

Sunday, 5 May 2024

69-75 Glen Road, Logan Reserve, Qld 4133

Area: 2 m2

Type: Residential Land



Quyen Nguyen
0401545479



Natalie Ma
0466111177

Contact agent

Dynamic Agents is pleased to present this unique site at 69-75 Glen Road, Logan Reserve to the market. The residential development site is in the heart of the Logan Reserve Development precinct. The fully approved DA consists of 13 lots (with 11 allowing Dual Key homes to be built - thus generating a much higher rental return). There is scope to amend the DA to increase the yield from 13 to 15/16 lots. It's located across the road from Villworld, Urbex and KDL property's new development Rosebank. These development sites have all sold out and with land very scarce and the Queensland Government offering first home buyers \$30k as an incentive (until 30th June, 2025), this site is an absolute gem. This property is located in the growth corridor of Logan situated between Brisbane and the Gold Coast. This site would be perfect to suit a small community wishing to live close to one another as well. With Lot 13 owning the remainder of the 9710sqm of flood affected land, which could be used for farming or agricultural purposes. So for those keen to snap up an investment opportunity (or even buy and hold under their SMSF) this site has so much potential. Because as land becomes scarce and land prices continue to increase, the opportunity to land bank will provide even more growth. Or for those looking for a block of land to do some farming on, this one is perfect as it has a dam already as your source of water! For those wishing to increase the rental return and hold to either develop or sell later on, there is already a massive modern house and a 3 bay shed on site. Those could be rented out individually and if you could add an extension and a granny flat (both can be in the form of modular homes), then definitely you would achieve close to \$2000 pw in rent quite easily. Please don't delay and contact Quyen Nguyen from Dynamic Agents on 0401-545-479 as owners are motivated to sell.