

**79 Station Road, Woodridge, Qld 4114**



**House For Sale**

Sunday, 26 May 2024

79 Station Road, Woodridge, Qld 4114

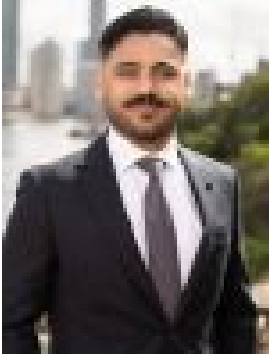
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1100 m2**

**Type: House**



Umair Khan

0400444786

## Contact Agent

Presenting a remarkable investment prospect at 79 Station Road, Woodridge. This property features a three-bedroom lowset home on a spacious block, perfect for developers looking to land bank or commence development immediately. Development Prospects Situated on a substantial 1100m<sup>2</sup> land parcel, this property is strategically located near essential amenities. The current zoning supports townhouse development (STCA), and the property is poised to benefit from future zoning changes expected to enhance its value further. Development Potential: Approved retail shopping center and hotel development nearby. Ideal for unit/townhouse or residential site development (STCA). Prime Location: Short distance to Woodridge Railway Station, local shops, schools, and major shopping centers. Surrounded by apartment buildings and townhouses, enhancing the area's appeal. Land and Zoning: • Large 1100m<sup>2</sup> block. • Zoned Low-Medium Density Residential, with a promising prospect of zoning changes to Medium Density in 2025. For more details, please view the planning scheme and changes on the Logan City Council website. • Logan City Council is required to review their planning schemes within 10 years, with the last review in May 2015, making this a strategic investment. Over the next 15 years, Logan is projected to be one of the fastest-growing areas in South East Queensland. Current Dwelling: • 3 Bedrooms • Rental Income: \$475 per week • 6 Months Lease • One Bathroom, Living Area, and Kitchen • Good-sized shed and generous backyard with side access from both sides Dimensions: • Frontage: 20m • Depth: 50m - 51m • Land Size: 1100m<sup>2</sup> Strategic Advantages: • Less than a 1-minute drive to Trinder Park Train Station (Woodridge Train Station) • 3-minute drive to Logan Central • 3-minute drive to Woodridge State School • 5-minute drive to Woodridge State High School • 10-minute drive to M1 Highway Seize this golden opportunity to secure a property with immense potential for immediate and future gains. With close proximity to schools, shops, and public transport, 79 Station Road, Woodridge, is an attractive prospect for savvy investors and developers. Don't miss out on this hidden gem! To schedule a viewing, reach out to Umair Khan at 0400 444 786. Disclaimer: All provided information is reliable, though not guaranteed. We advise prospective buyers to conduct thorough research and due diligence.