

**9 Blackbird Street, Beenleigh, Qld 4207**



**House For Sale**

Tuesday, 23 January 2024

9 Blackbird Street, Beenleigh, Qld 4207

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2100 m2**

**Type: House**



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## FOR SALE

Sure to attract immense buyer interest, this generous 2,100m<sup>2</sup> allotment enjoys prime exposure and is in a leading location to take advantage of the current urban sprawl of South East Queensland. A colossal 2,100m<sup>2</sup> site with DA approval for up to 5 dwellings, this opportunity is a must-see for developers and investors aiming to attract a diverse tenant and owner-occupier mix, from professionals to families, couples and retirees. With an existing three-bedroom, one-bathroom brick home already on-site generating rental income, the property falls within proximity to schools, shops and public transport.

**Key Highlights:**

- Phenomenal 2,100m<sup>2</sup> development site in a prime location in Beenleigh
- DA approved for up to 5 dwellings appealing to wide tenant/owner-occupier demographic
- Neighbouring sites have already been developed into townhouses
- New early learning centre on same street nearing completion
- Existing 3-bedroom house on-site is in good condition, neat and tidy and has open plan kitchen, dining and lounge - currently leased for \$650 per week

Beenleigh offers unparalleled convenience, standing as a central hub linking Brisbane and the Gold Coast. Set amongst a strong greenspace corridor, there are parklands aplenty in walking distance and with high-calibre private schools like Trinity College within proximity, and Eagleby State School also close by this opportunity presents as one of growth for the region. Strategically positioned beside the M1, you are effortlessly afforded easy access to both north and south making a convenient 25-minute drive to Brisbane's CBD or a 34-minute drive to the Gold Coast not only possible, but a breeze for commuting or leisure seeking. With urban expansion on the rise, Beenleigh is a formidable location to consider your development priorities. This property is only a few minutes' drive to Beenleigh's CBD and Beenleigh Market Place and has an established public transport network on its doorstep. Enjoying prime exposure, and with surrounding development, you can take advantage of a steady rental income allowing you to enjoy rental returns while you decide what to do with this colossal allotment. Offering a compelling prospect, this is not merely a piece of land; it's a canvas for dreams and a cornerstone for investments. Don't miss this rare opportunity. For more details or to discuss this exceptional prospect, contact Nick Yamada today on 0415 757 768.