

**95 Burn Street, Camp Hill, Qld 4152**

**House For Sale**

Monday, 18 March 2024

DONOVAN  
- CO. -

95 Burn Street, Camp Hill, Qld 4152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Rebecca Ramsey  
0409447211



Andy Huebner  
0474255026

## Auction

Donovan & Co and Ray White Special Projects Qld proudly present this exceptional property at 95 Burn Street, Camp Hill, QLD, 4152. Located in the highly sought-after suburb of Camp Hill, this large corner block could be perfect to build your dream home. Alternatively, this freehold property offers a huge range of other potential residential or mixed-use development opportunities, subject to council approval. Currently occupied by Baby Sensory & Toddler Sense, a leading business in early education, the offering boasts a strategic location and 'neighbourhood' zoning that allows for various uses. With a lease in place until December 2024, this property presents a unique opportunity for the buyer to secure the property and earn instant rental income whilst they plan and design their future use. Key features of this property include: • Land area of 607m<sup>2</sup>\* • Prominent corner position with carport and easy street parking • Post-war construction - 2 separate buildings • Currently occupied by the highly successful Baby Sensory & Toddler Sense

Sale and Leaseback details: - Rental income of \$5,000 + GST per month - Tenant pays consumable outgoings (i.e. gas, electricity, water, data services, telephone services) - Lease expiry on 20 December 2024

95 Burn Street offers huge potential and redevelopment opportunities. Situated directly opposite Whites Hill State College, the property is located in an affluent suburb, only 9km\* southeast of the Brisbane CBD. Additionally, the property is conveniently located 2 minutes\* from the Woolworths-anchored Camp Hill Marketplace, 4 minutes\* from Westfield Carindale, 10 minutes to the M1 and in close proximity to a range of schools, parks, recreation facilities, public transport, and popular cafes and restaurants.

OPEN FOR INSPECTION Thursday, 21 March 2024 2:30pm to 3:00pm Saturday, 23 March 2024 9:00am to 9:30am

For Sale by Public Auction: On-Site: 95 Burn Street, Camp Hill Friday, 19th April 2024, 2 pm (AEST).

Donovan and Co Property Specialist Rebecca Ramsey 0409 447 211 [rebecca@donovanandco.com.au](mailto:rebecca@donovanandco.com.au) Andy Huebner 0474 255 026 [andy@donovanandco.com.au](mailto:andy@donovanandco.com.au)

Ray White Special Projects Qld Matthew Fritzsche 0410 435 8... [matthew.f@raywhite.com](mailto:matthew.f@raywhite.com) Chris Czernik-Wojcicki 0413 481 9... [chris.cw@raywhite.com](mailto:chris.cw@raywhite.com)

\*Disclosure - Both buildings have only a water closet/toilet in each and are not a complete bathroom, and both buildings only having kitchenettes and not complete kitchens.

\*Disclaimer - We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. However, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers & tenants should conduct their own due diligence in order to verify the information contained herein.