

# 967 Waterworks Road, The Gap, Qld 4061

**LOYLE**

## House For Sale

Friday, 7 June 2024

967 Waterworks Road, The Gap, Qld 4061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 653 m2**

**Type: House**



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## Auction

Exceptional location and potential can be found here! Let us tell you a bit more about what this means and the possibilities to secure a block like this in the heart of The Gap. The Gap is Brisbane's only suburb within 10km that is land-locked by nature. Furthermore, the possibility of more land becoming easily available within the commercial precinct is highly unlikely, especially with a location such as this. It is undisputed that families are now investing in areas where they can minimise travel, and maximise their lifestyles. This is one of those locations that will rarely come up to purchase again. Brisbane City Council assess the viability of allocated areas to be redeveloped, and with application, these areas provide scope to add future value to those who wish to extend business opportunities and create future housing. The location is zoned as LMR3 - what does this mean? It stands for Low-Medium Density Residential, up to 3 stories high. It allows future possibility for the intended development of housing. IN ADDITION, it also means the intention for future short-term accommodation, retirement living, and home based businesses (STCA\*). We are thrilled to present this exceptional opportunity for those eager to explore both residential and commercial prospects. With a generous 653m<sup>2</sup> allotment, the groundwork is laid for purchasers to unleash their imagination and reimagine the property according to their preferences, be it for residential purposes, commercial ventures (STCA\*), or a fusion of the two. Situated less than 7.5km from Brisbane City, this amazing opportunity is a stone's throw from the best amenities the suburb has to offer including fantastic schools, sprawling parks, sporting clubs, major supermarket retailers, medical suites, trendy cafes and gin bar. Featuring two bedrooms (plus a sunroom), ripe for renovation and redesign (STCA\*) to accommodate commercial and/or residential endeavours alike. From minor cosmetic upgrades to extensive transformations and redevelopment, the possibilities for rejuvenation are endless with the allotment zoned for LMR3. 967 Waterworks Road is one of only 6 residential lots contained within The Gap Village Precinct boundary, an area which aims to provide for the commercial, retail and entertainment needs of residents and visitors of the suburb. This property seamlessly blends the charm of suburban living with the convenience of urban accessibility, presenting an attractive option for individuals seeking a commercial space enriched with residential allure. QUICK FEATURES\* Located within The Gap 'Village Precinct' and zoned for LMR3 (low-medium density residential up to 3 storeys).\* 653sqm allotment with secure parking and additional garden shed.\* Split system air-conditioning to living area and main bedroom installed in 2023\* Walk to shops, parks, schools, fantastic public transport with express buses travelling direct to Brisbane CBD in under 25 minutes.\* Solid post-war home with timber floorboards, generous eat-in kitchen, internal laundry and two bedrooms as well as additional sun room. Don't miss the chance to leave your mark on this highly sought after precinct in a prominent locale. Get in touch with a member of Team Loyle today to view this amazing property. \*Subject To Council Approval and any other requirements DISCLAIMER: The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Loyle is provided as a convenience to clients. \*\*\*\*\*Loyle acknowledges the traditional custodians of the land on which we deliver our services. We pay respects to elders past, present and emerging, and recognise their cultural heritage, beliefs and relationship with the land.