

# Address available on request, Rochedale, Qld 4123



## Acreage For Sale

Sunday, 5 November 2023

Address available on request, Rochedale, Qld 4123

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Malcolm Li

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## Best Offers Closing 24th November 12:00pm

Good value Future Development sites within Rochedale are almost non-existent, however this generous 2.79-acre elevated parcel is perfectly poised for development of 20 + lots (STCA). The property features:-\* Elevated but relatively clear flat land.\* Currently Zoned Emerging Community.\* Earmarked for 'Low Density Residential' development under the Rochedale Urban Community Neighbourhood plan.\* Relatively free from BCC overlays and constraints meaning this prime future development site can potentially be developed into a 20 + lot residential subdivision (STCA).\* Located approximately 20 minutes from the Brisbane CBD and only 15 minutes from Sunnybank.\* Strategic location, nestled amidst numerous local amenities and premier shopping hubs.\* Seamless 5 minute connectivity via the M1 and Gateway Motorways.\* Massive 11,300 sqm land area.\* Single-story brick residence with spacious shed.For the astute Developer, Investor or somebody that's just looking for space, this property is the best value development site within all of Rochedale.Centrally located with close proximity to the following key landmarks:-\* Bus Stop: 260m\* Seedlings Early Learning Centre: 800m\* St Peters Catholic Primary School: 900m\* Drakes Rochedale & Eight Mile Plains State School: Approx. 1km\* Redeemer Lutheran College: 1.9km\* Rochedale Markets & State High School: Under 2km\* The Glen Hotel, Arndale Shopping Centre, & Freeway Office Park: Roughly 3km\* Coles Rochedale: 3.7km\* Westfield Garden City: 5.6km\* Market Square Sunnybank: 7km\* Sunnybank: 7.3km\* Brisbane CBD: 18.3km\* Brisbane Airport: 26.3kmDisclaimer: All information contained herein is gathered from sources we consider to be reliable. Please note that the development layout provided is for illustrative purposes only. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.