

Address available on request, Springwood, Qld 4127



House For Sale

Friday, 22 December 2023

Address available on request, Springwood, Qld 4127

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 600 m2

Type: House



Mateen Mohammed
0402313028

COMING SOON

Welcome and thank you for your time, it is appreciated. Mateen Mohammed, Authorised Real Estate Agent with Oxbridge Global Real Estate is proud to introduce: 24 - 26 MURRAJONG ROAD, SPRINGWOOD QLD 4127. What to do with this Goldman Sach, JP Morgan & Black Rock style quality Investment: Land Bank with a potential holding income of \$650/week * 2 properties = \$1,300/week (STRA). Resell one of the properties when the market picks up or near Olympics 2032, clear the debt for both and keep one of them scot-free. Another option you may consider is to build. Each lot is 600m² with 20m frontage. Buy one of the properties for \$1.5m and build 6 two-bedroom apartments per floor, up to 4 Storeys = 24 Apartments. Or buy both properties for \$3m and build 56 apartments. (STCA). (Preliminary town plan available, please email for a copy). Sold Apartments in Springwood: Unit 201/30 Cinderella Dve Springwood, 2 bedroom - 1 bathroom - 1 car accommodation sold for \$480,000 in July 2023. Unit 303/30 Cinderella Dve Springwood, 2 bedroom - 2 bathroom - 1 car accommodation sold for \$472,000 in June 2023. Unit 304/9 Murrajong Rd Springwood, 3 bedroom - 2 bathroom - 2 car accommodation sold for \$620,000 in Feb 2023. Based on above sold prices each apartment can be sold for \$400,000 at a very conservative price * 56 = \$22,400,000. Suburb profile: Springwood is a suburb in the City of Logan, Queensland, with a population of around 10,000. Springwood is a significant activity center like Parramatta in Sydney. Springwood is the only highway hub between Brisbane CBD and Gold Coast. All other Suburbs between these two cities requires that you drive out of the highway and into the Suburbs, but Springwood is on the highway (This means massive growth). • 20 mins to Brisbane City and 35 mins to Surfers Paradise, • 22 mins to Brisbane Airports, • 48 mins to Gold Coast. Dream World, Whitewater World, Movie world, Wet N wild World are all a smooth drive to Surfers Paradise. Everything else at your feet: • Primary School, • State School, • Central School, • High School, • Chatswood Hills State School, • John Paul College, • Kindergartens, • Childcare Centres, • Aged Care Centre next door, • Logan Tafe, • Logan Hospital, • Doctors, • Dentists, • Restaurants, • Cafe's, • Gym, • Toll Motorway • Pacific Motorway • Train Station • Bus Terminal. (Please view attached Springwood video). HOUSE (24 Murrajong Rd): • 3 Bedrooms • 1 Bathroom • Living room • Lounge room • Space downstairs • Window locks • Covered rear deck • Fully fenced yard - • Double lock up garage + 2 Car space • Town water. HOUSE (26 Murrajong Rd): • Two-Storey in good condition • 4 Bedrooms • 2 Bathroom • Living room • Lounge room • Space downstairs • Window locks • Covered rear deck • Fully fenced yard - • Double lock up garage + 2 Car space • Town water. To fully understand a development yield recommended to engage with an architect to prepare some concepts of how the development could be designed in order to maximize the site. Town Planning Outcomes: The site is located within the Centre Zone and within the Civic and Community Precinct of the Springwood Neighborhood Plan on a site with a total area of 1,214sqm (2 x 607sqm lots) containing a dwelling house on each lot. The site does not contain overlays to protect the dwellings or vegetation on the subject site.