

1 Cooney St, Andergrove, QLD, 4740

House For Sale

Wednesday, 14 August 2024

1 Cooney St, Andergrove, QLD, 4740

Bedrooms: 8

Bathrooms: 3

Parkings: 4

Type: House

Unlock the Development Potential

Prime Development Opportunity in Andergrove - Two Properties, Two Titles

1 Cooney Street, Andergrove: 5 Bed | 2 Bath | 2 Car | 1018m² Block

3 Cooney Street, Andergrove: 3 Bed | 1 Bath | 2 Car | 3053m² Block

A rare and golden opportunity awaits developers, investors, or large families looking for substantial land holdings in the heart of Andergrove. Offered for the first time in over a decade, these two adjoining properties on separate titles present a unique chance to secure a combined total of 4071m² of prime real estate. Whether you're looking to develop, invest, or create a sprawling family estate, the potential here is limitless.

1 Cooney Street, Andergrove

This spacious 5-bedroom, 2-bathroom home, built in 1970, is full of character and charm. Positioned on a generous 1018m² block, this property offers room for everyone. The upstairs area boasts its own entry leading to a large front deck, perfect for relaxing. Inside, the air-conditioned living area with timber flooring connects to a kitchen and adjacent dining area. A family room with large windows provides views over the expansive backyard.

The master bedroom features air conditioning, robes, and French doors opening to the front deck. The internal stairs lead to the ground floor, which includes a large open-plan kitchenette, dining, and living area, along with two additional bedrooms (one with air conditioning) and a bathroom. This level also has its own private access, making it ideal for dual living or rental opportunities.

3 Cooney Street, Andergrove

Adjacent to 1 Cooney Street, this older low-set cottage on an expansive 3053m² block offers high ceilings, a generous lounge room with air conditioning, and a tidy kitchen with a freestanding electric cooker. The main bedroom is equipped with air conditioning and a ceiling fan, ensuring comfort year-round.

With a combined land area of 4071m², the potential for development is substantial. The size and location of these properties offer a rare opportunity to create a multi-dwelling development, subject to council approval. The large blocks provide ample space for additional dwellings, making this an attractive prospect for developers seeking to capitalize on the growing demand for housing in Andergrove.

Don't miss out on this unique opportunity to secure a substantial land holding in a sought-after location. The properties will be auctioned together, offering a chance to acquire both titles and unlock their full potential.

For more information, to arrange an inspection, or to discuss the development potential, contact Chrystle on 0499 024 420.

Act now to secure your future development project in one of Andergrove's most desirable locations!

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.