

**12 Barram Street, Goodna, Qld 4300**

**CENTURY 21**

**House For Sale**

Saturday, 29 June 2024

12 Barram Street, Goodna, Qld 4300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 886 m2**

**Type: House**



Patty Oldham

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## Expression Of Interest

This is a rare chance to transform a well-located property into something truly special. If you have the vision and creativity to maximize its potential, this could be the investment opportunity you've been waiting for. Discover a unique opportunity with this delightful two-bedroom cottage, ideally positioned on a substantial 886m<sup>2</sup> plot. Nestled amidst thriving commercial giants, eg. Crazy Clarks, Repco Auto Parts, McDonalds, Hungry Jacks, Jetts Fitness, Spiritus, Cash Converters, Centrelink, Mr. Rentals, Super Cheap Autos and many others. This property will reward you with an immediate rental of return ( \$705 per week) whilst you plot your future master stroke to turn this into real estate gold. As for the current zoning the large 886m<sup>2</sup> allotment is classified as MC04S1 Major Centres. Each of these titles suggests that the land is immediately suitable for construction and emphasizes the opportunity for buyers to realize their building plans. You can customize the details based on the specific attributes of the land, such as location, size, and any special features. Key Features: \* Size: 886m<sup>2</sup> (approximately) \* Layout: Two lots combined \* Residence: Quaint two-bedroom cottage \* Rental Return: Currently generating rental income from a reliable tenant \$375 and Bishop advertising sign \$330 = \$705 per week (approx) Highlights: \* Prime Location: Situated in a bustling area with significant commercial activity, providing convenience and potential for investment growth. \* Development Potential: The large double lot opens up possibilities for future development, whether residential or commercial (subject to council approval). \* Investment Opportunity: Benefit from immediate rental return from an existing tenant, ensuring a steady income stream. Your future Empire is located just off the Ipswich Motorway therefore arguably being the best possible potential Commercial location left in the suburb of Goodna and opportunities like this will soon be no more. The suburb of Goodna is directly located on the Brisbane and Ipswich City bound Railway Line 20km\* west of Brisbane CBD and 14km\* east of Ipswich CBD and is also easily accessible by the recently upgraded Ipswich Motorway therefore making this property the perfect choice in a property market full of pretenders. Nothing can take the heat out of this Sale! Don't miss out on this rare opportunity to own a property with such versatile potential in a highly sought-after location. Contact PATTY OLDHAM today to arrange a viewing and explore the possibilities this property holds! DISCLAIMER: Miljose Pty Ltd t/a Century 21 Josie Smith and Co has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. All distances, measurements, and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.