

12 Coleen Court, Redbank Plains, Qld 4301



House For Sale

Sunday, 22 October 2023

12 Coleen Court, Redbank Plains, Qld 4301

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1214 m2

Type: House



Kristian Samuels

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FOR SALE

Here's an incredible opportunity you won't want to miss! Nestled in the heart of Redbank Plains, this property offers a rare chance to capitalize on a prime development site. Currently featuring a 3-bedroom home generating \$620 per week in rental income, you can enjoy the returns while you explore the myriad of possibilities this property has to offer.

Land Subdivision: Land is at a premium in Redbank Plains, and this property comes with an approved development application (DA) that allows you to subdivide the site into two blocks. One block measures 605sqm, while the other is 609sqm. You can sell one as vacant land and achieve an impressive 9% rental yield on the existing home, making it a sound long-term cash flow investment.

Auxiliary Dwelling Opportunity: Looking to maximize your income potential? We've priced out a package with CJ Homes Builders that enables you to construct a 4-bedroom, 3-bathroom, 2-car auxiliary dwelling on the subdivided block. This package allows you to derive rental income from both dwellings on the property. With auxiliary dwellings fetching an average of \$750 per week, your investment could yield a substantial \$70,000 per annum.

Land Banking Strategy: In the current market, land banking is a tried-and-true investment strategy. Surrounded by large developments like Springfield Rise, Fernbrooke Ridge, and Brentwood Forest, this area offers prime land market potential. By purchasing this property now and generating returns, you can position yourself to benefit from future land sales. With these versatile options, you can choose the path that aligns best with your investment goals.

All above STCA*Property Features:

- 3 Generous Bedrooms:** Two with built-in robes. Master Suite: Features a walk-in robe, ensuite, and access to a covered deck.
- Comfortable Living:** Ceiling fans throughout and air conditioning in the open plan living/dining/kitchen area.
- Outdoor Entertainment:** A covered rear deck for all your entertaining needs.
- Spacious Main Bathroom:** Includes a separate bath and shower.
- Kitchen:** Well-equipped with countertops, ample cupboards, and an electric cooktop.
- Downstairs: Multipurpose Rooms:** Two large multipurpose rooms.
- Kitchenette:** Convenience for downstairs living.
- Teenage Retreat:** Extra room for privacy.
- Separate Shower**
- Large Laundry**
- Undercover Area:** Access to the garden.

Outside and Surrounding the Property:

- Outdoor Entertaining:** A covered area overlooking the large fenced backyard, perfect for low-maintenance living.
- Shed and Carport:** A 6m x 6m shed with a 3m x 6m carport attached, fully powered and water connected.
- Garden Sheds:** Two 3x3 garden sheds.
- Rainwater Tanks:** Two large 5,000Ltr tanks to service the yard.
- Ample Parking:** Plenty of parking space to the front and back.
- Solar:** A 6.6kw solar system to help reduce energy costs.

The location of this property is unbeatable, with Orion Shopping Centre less than 10 minutes away, local schools and Redbank Plaza just minutes away, and a convenient 30-minute commute to Brisbane City. Don't miss out on this incredible development opportunity – contact Kristian at 0447 008 477 for more information today!

Disclaimer:

PLEASE NOTE: *With the advice and direction from Federal Government and Real Estate Institution of QLD (REIQ), we are excited to now be conducting open inspections. Please keep in mind restrictions still apply with a maximum of 50 attendees inside the property at one time. Social distancing and hygiene protocols will also be strongly observed.*

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