

**189 Marsden Road, Kallangur, Qld 4503**



**House For Sale**

Monday, 1 July 2024

189 Marsden Road, Kallangur, Qld 4503

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Omar Hamid  
0733671245



Chase Bursnall  
0733671245

## Expression of Interest

Expression of Interest campaign closing 19th July 2024 at 3pm This exceptional property presents a unique opportunity for developers and investors. Located in the thriving suburb of Kallangur, this 10,030m<sup>2</sup> parcel of land offers significant development potential (STCA). With an impressive 51.3m of frontage and a depth of 201.1m, the possibilities are extensive. The land currently hosts a four-bedroom home in original condition, available for vacant possession, making it a versatile investment.

**Key Features:-** 10,030m<sup>2</sup> of prime development land (STCA)- 51.3m frontage and 201.1m depth- Four-bedroom home in original condition- Available for vacant possession

**Local Amenities:** Kallangur is a family-friendly suburb with an array of amenities and schools nearby. Quality education options include Kallangur State School, Murrumba State Secondary College, and Northpine Christian College, all within a short drive. Residents also benefit from convenient access to local shopping centers, parks, and public transport, ensuring a well-connected lifestyle.

**About Kallangur:** Kallangur has experienced significant growth in recent years, transforming into a sought-after residential area. The suburb's development has been fueled by its strategic location, affordable housing, and a surge in infrastructure projects. This growth is expected to continue, making it an ideal time to invest in this vibrant community.

Don't miss out on this rare development opportunity in Kallangur. Contact us today to register your interest and explore the potential of 189 Marsden Road.