

# 25-27 Bowen Avenue, Albany Creek, Qld 4035



## House For Sale

Sunday, 30 June 2024

25-27 Bowen Avenue, Albany Creek, Qld 4035

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2981 m2**

**Type: House**



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## For Sale Now

Nestled amidst serene surroundings on a peaceful street, seize a rare opportunity in Albany Creek with two expansive lots at 25 and 27 Bowen Avenue. Currently accommodating two homes, these properties are primed for development with previous DA approval for 18 new apartment units spanning one to three bedrooms. Key Features:

- Total site area of 2981 m<sup>2</sup> with a site cover of 1206 m<sup>2</sup>.
- Centrally situated in Albany Creek, with easy access to shops, schools, and public transport. Albany Creek State School within walking distance.
- Previously Approved for 18 modern units, catering to diverse residential needs.
- Positioned to meet increasing demand for residential accommodations in a highly desirable area.

Concept Plans:

- 2 x 1 Bedroom Units: Ideal for singles or couples.
- 2 x 2 Bedroom Units: Perfect for small families or shared living.
- 14 x 3 Bedroom Units: Spacious residences suited for larger families.

On-Site Amenities: Includes 30-32 car parks and 18-21 bicycle storage spaces. This is your chance to secure a stake in a growing residential community. Take advantage of this unparalleled chance to invest in prime real estate with limitless potential.

Current Lease Information:

- 25 Bowen Avenue, Lease ends 25/9/2024. (3 bed, 3 bath, 2 car)
- 27 Bowen Avenue, Lease ends 27/1/2025. (2 bed, 1 bath, 1 car)

Contact Cara Bergmann today to discover the possibilities awaiting at 25 and 27 Bowen Avenue, Albany Creek. Set in a great location, this property offers a perfect blend of tranquillity and convenience.