

37 Glennie Street, Drayton, QLD, 4350



House For Sale

Friday, 30 August 2024

37 Glennie Street, Drayton, QLD, 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Syed Ali

0730598600

Exceptional Development Ready Site - 19 Unit DA in Place

Investment Opportunity:

Unlock the potential of this prime development site with DA approval for 19 units across two stages. The property already generates a great ongoing rental return paying off the holding costs!

Within minutes from USQ, it will be a great project for student accommodation or for selling. Townhouses in the area can go anywhere from \$480,000- \$550,000 so the feasibility will check out perfectly.

37 Glennie Street is located in an elevated position on a 3,925m², with a gentle slope from North West to South East, providing a natural flow to the street frontage. The current plans have been thoughtfully planned, with an approval in place for 19 townhouses, each featuring between 136-147m² of floor space between 3 built-in bedrooms, 2 bathrooms with ensuite, open plan living/dining space, and single lock-up garage with second carparking space per unit. We have recent sales data and rental data to suggest the likely value in the current market for a brand-new unit of the proposed size that we can provide upon request - providing an understanding of the project value if you were to sell or lease the final product.

Lifestyle Opportunity:

Situated in a high-growth area close to UniSQ, primary schools, shops, and recent additions of an Ambulance and Fire Station, this location promises convenience and growth potential. With the CBD just under 15 minutes away, you can enjoy easy access to city amenities while relishing the tranquility of suburban living. The property is nestled on a sprawling 3,925sqm level block, providing ample space for relaxation and recreation. The house is fenced separately, ensuring privacy and security for you and your family.

The property is perfectly positioned to take advantage of the growing Toowoomba community, with easy access to local shops and eateries, CBD, local schools and new infrastructure projects in the Toowoomba region:

- Approximately 15 minutes to Toowoomba CBD
- 1km to Woolworths Drayton & newly approved Healthcare Centre on Brisbane Street
- 1km to Drayton State School and 4km to Harristown State High School
- Approximately 17 minutes to the new Toowoomba Base Hospital Site in Rockville - expected to be finished before 2032
- Approximately 20 minutes to Toowoomba Wellcamp Airport and other new infrastructure to the west

The current dwelling provides the opportunity to assist with your holding costs. With a current rental appraisal of \$500-\$520 per week in current market conditions, the home features:

- 3 spacious carpeted bedrooms with built-in robes and two with air-conditioning
- Spacious formal lounge
- Open plan dining with air-conditioning
- Modern kitchen with electric cooking appliances
- Single lock-up garage
- Double carport and covered entertaining area

37 Glennie Street is an opportunity you won't want to miss. Explore its potential and make it your own today.

General rates: currently \$1,367.91 net per half-year

Water rates: currently \$315.29 net per half-year plus consumption

Primary school state catchment: Drayton State School

High school state catchment: Harristown State High School

Don't miss out on this rare opportunity to invest in both your future and your lifestyle. Contact us today and seize the

potential of 37-39 Glennie St. Drayton.

Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. (Including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice.