

**4 Allenby Road, Alexandra Hills, QLD, 4161**



**House For Sale**

Sunday, 3 November 2024

4 Allenby Road, Alexandra Hills, QLD, 4161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Alex Hudson

## CORNER POSITION – ALLENBY ROAD - DA APPROVED SITE

### DA APPROVED SITE

Seize the opportunity. This property has Development Approval for three (3) high set houses.

This property is perfect for the astute investor and aspiring developers with a high exposure position.

Take advantage of the expected growth forecasted for Alexandra Hills. With an elevated outlook, and located just minutes from community infrastructure and high amenity areas which include shopping centres, schools, parklands, sporting facilities, and the future Olympic whitewater centre, this property has approval for three (3) freestanding high set dwellings which can be subdivided into separate titles.

Features include.

- Development approval until 2027. Extensions may be achievable STCA.
- Three (3) freestanding homes which are totally separate with no adjoining walls.
- Subdividable lots
- Each dwelling has four bedrooms, two bathrooms, a powder room and double lock up garage.
- Open Plan Living connected to the outdoor living spaces with northeast aspect
- Overhead power connection to each dwelling.
- Civil engineer construction drawings completed.

Located on the northeast corner of the Medium density residential zone and 13m building height designation; build the homes to sell, build to rent, hold the current asset with the approved DA or amend the scheme to apartments (STCA), options are available with this property.

Subject to future Redland City Plan Amendments, this strategically located site may also benefit from increases in building height as a result of the recently published Redlands Housing Strategy 2024 -2046.

The property has an existing brick lowset 3 bedroom, 1 bathroom house with a lockable carport and is tenanted with a rental income of \$560 per week.

Approved plans and civil documentation available on request.

You must register to confirm your attendance at the inspection. This will also enable us to inform you instantly of any changes, updates or cancellations to this inspection. If there are no registered attendees for an inspection, that particular inspection may be cancelled - so if you wish to attend, please ensure you register.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants should make their own inquiries to verify the information.

Property Code: 1383

