

**47 Talinga Drive, Park Ridge, QLD, 4125**



**House For Sale**

Saturday, 10 August 2024

47 Talinga Drive, Park Ridge, QLD, 4125

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Simon Au

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**'Emerging Community' Zoning. Town water available. Sprawling large family home on 12,310m2!**

\*Must be sold on or prior to Auction onsite (Saturday, 31st August at 12:30pm)!

The Simon Au Team proudly presents to you this incredible property with future development opportunity and situated in one of the best pockets of Park Ridge!

This Emerging Community Zoned site is located in Park Ridge (Logan City Council) with hundreds of homes being built and major industries establishing every year showcasing a massive growth in terms of suburb population/profile.

The subject site has close proximity to services. Given the zoning and location aspect of the site, this could be either an investment or a development opportunity based on what would work best for you.

**Features:**

- [?] 'Emerging Community' Zoned 12,310m2 allotment offering an array of opportunities
- [?] Flood free, near level allotment with minimal vegetations
- [?] Super-size solid family home with town water
- [?] Gourmet kitchen and 3 bathrooms
- [?] Fully fenced, 4 large bedrooms and multiple living spaces
- [?] Another free-standing rumpus area
- [?] Adjacent to many upcoming Residential subdivision developments

**Close proximities to the following landmarks:**

- [?] Park Ridge Town Centre
- [?] Park Ridge State School and Parklands Christian College
- [?] Queensland Bus Transit Depot
- [?] Village Caravan Park
- [?] Very easy access to Mt Lindesay Highway, Logan Motorway and Gateway Motorway
- [?] 20 minutes to Sunnybank and Upper Mount Gravatt

Park Ridge is one of the fastest growing suburbs in Queensland with a multitude of new residential, commercial and industrial projects upcoming.

Contact Simon Au on 0433 221 723 for more information.

**NOTE:**

\*All potential uses are subject to council approval (STCA).

\*Approximate measurements, boundaries and information provided.

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 enquiries and obtain their own legal advice. This property is being sold by auction or without a price and therefore a price guide cannot be provided.

**Disclaimer**

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