

**52 Queen Street, Goodna, QLD, 4300**



**House For Sale**

Wednesday, 14 August 2024

52 Queen Street, Goodna, QLD, 4300

**Bedrooms: 6**

**Bathrooms: 4**

**Type: House**

## **A gem of a development opportunity in Goodna**

Bring your imaginations along to this inspection because, while there's groundwork needed here, the potential for further capitalising on this massive block, including possible Development Approval (DA) to split the allotment into 3, are endless (STCA).

### Highlights:

- Huge 2104m<sup>2</sup> block opposite Goodna State Special School with treetop views to the city
- Existing 2-storey has rent potential with separate access to 3 self-contained upstairs studios
- A further 3 beds below along with a MPR, kitchen and bathroom, separate laundry
- Sub-10-min walk to 2 shopping centres & train station, 3 min drive to Goodna State School
- Single carport + lots of off-street parking on drive & easy access onto the Ipswich Motorway

Weighing in at 2104m<sup>2</sup> in total, this generous block has a gentle slope from Queen Street toward a sea of established trees behind the rear boundary. The house sits to the front of the allotment, with the big backyard ready for its next chapter.

If you dream big, then you might explore the DA possibilities to split this baby into 3 blocks of 600m<sup>2</sup> each, perhaps moving into the downstairs level of the existing house while you investigate and maybe even rent out the upstairs studios at the same time for extra income. Options galore!!

Timber floors span the majority of the privately accessed top floor, with each self-contained studio offering an ensuited bedroom and its own kitchen. Step out to the big back balcony up here and be rewarded with leafy vistas all the way to Brisbane city! Imagine the type of homes that could be designed and built to maximise these views - for yourself or on-sale (STCA)!

What is locked in, is this location - which places you near Goodna's growing array of amenities. Head either way up Queen Street and you'll hit a shopping hub in about a minute by car: Rededge Goodna Shopping Centre is home to an IGA, day/night chemist and takeaway fish and chippy - while Goodna Marketplace has a Woolies, and a bunch of beauty and other speciality retailers.

For local schooling, it's a 3-minute drive to Goodna State School, 5 to Bellbird Park State Secondary College, and Goodna State Special School is right across the road - which could be a big selling point for future buyers with needs in this area.

The best way to get your dreams around this property is to see it in person, so see you onsite soon!

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