

**21b Beenwerrin Crescent, Capalaba, QLD, 4157**



**Land For Sale**

Tuesday, 15 October 2024

21b Beenwerrin Crescent, Capalaba, QLD, 4157

Type: Land



Junaid Ally  
0730598600

## Did Someone Say THEY CAME TO BATTLE?

Welcome to 21B Beenwerrin Crescent in Capalaba. This is not your typical block of land. It's a battleaxe block, and while that might sound unusual, let me explain why this could be the perfect opportunity for you.

- Price Guide: \$669,000 to \$689,000

- The Location:

21B Beenwerrin Crescent is located in the well-established and family-friendly suburb of Capalaba. Capalaba is part of the Redland City local government area, which is known for its blend of urban convenience and natural beauty, making it an attractive place to live for families, professionals, and retirees alike.

- Proximity to Amenities:

Capalaba is well-serviced by a variety of essential amenities. One of the key benefits of living at 21B Beenwerrin Crescent is its proximity to major shopping centres like Capalaba Park Shopping Centre and Capalaba Central Shopping Centre, both just a short drive away. These centres offer a wide range of retail outlets, supermarkets, restaurants, and cafes, ensuring all your shopping and dining needs are covered.

- Schools:

For families, there are several reputable schools in the area, including Capalaba State College and St Luke's Catholic Parish School, which are easily accessible from the property. Additionally, Capalaba Regional Park provides a wonderful recreational space, with playgrounds and picnic areas perfect for weekend family activities.

- Transport Links:

21B Beenwerrin Crescent benefits from excellent transport connections. The Capalaba bus interchange is a major hub for public transport, offering frequent bus services that connect to Brisbane's CBD, making commuting straightforward. For those who prefer to drive, the property is conveniently close to major arterial roads, such as Old Cleveland Road and the Gateway Motorway, providing quick access to Brisbane City, the Brisbane Airport, and the surrounding suburbs.

- A Little History of Capalaba:

Capalaba has a rich history that dates back to its early days as a rural farming area. The suburb's name is derived from the Indigenous word "Kapallaba," meaning "place of the ring-tailed possum." Historically, the area was primarily known for timber-getting and farming, but over the years, Capalaba has transformed into a bustling suburban hub, with significant residential and commercial development. Despite its growth, the suburb has maintained a balance between its natural surroundings and urban conveniences.

- The Block:

This property sits on a generous 1088m<sup>2</sup>, but the buildable and usable area is 478m<sup>2</sup>. What does this mean for you? It means that while the buildable portion is generous, and it's perfect for a well-designed home with plenty of space for outdoor living. The remaining area provides added privacy and a buffer from neighbors, making it feel much larger than a typical suburban block.

- Privacy and Peace:

Because of the battleaxe design, the property is set back from the road, giving you a private retreat-like feel. You won't have neighbors at the front, and the long driveway ensures your home will be peaceful and away from street noise.

- Protected Vegetation:

One of the unique features of this property is the protected vegetation on the northern boundary, as per Condition 23 of RAL21/0015. This greenery is here to stay, offering a serene, natural outlook while ensuring privacy. It also means the views you enjoy now will not be developed in the future.

- Infrastructure and Planning: "We believe in full transparency, so here's everything you need to know about the site: there is an existing sewer line located 10 meters from the northern boundary. This is important information for your future building plans, ensuring everything is set up correctly from the start. All underground utilities and services are in place, and there's been thorough surveying done to make sure the property is ready for development.

The soil reports indicate fill in certain areas, which we are making available to you so you have all the facts upfront. It's important to have this information when planning your home build, and we're here to help answer any questions you might have.

- Opportunity to Build Your Dream Home:

This is a fantastic opportunity to design and build a home that suits your lifestyle. Whether you're looking for a family home, a place to retire in peace, or a smart investment, this block offers flexibility, privacy, and a quiet location with all the conveniences of suburban living.

- Here's the Breakdown of the lot:

Total Lot Size: 1088m<sup>2</sup>

Buildable Area: 478m<sup>2</sup>

Easement/Nature Area: 366m<sup>2</sup>

Driveway Area: 244m<sup>2</sup>

Don't miss out on this unique opportunity. Contact us today to learn more, and let's make your dream home a reality at 21B Beenwerrin Crescent.