

**75 Colburn Avenue, Victoria Point, QLD, 4165**



**Land For Sale**

Wednesday, 14 August 2024

75 Colburn Avenue, Victoria Point, QLD, 4165

Type: Land

## Build Your Dream Home with Stunning Water Views

Rarely available! This is one of the last remaining blocks in the heart of Victoria Point, offering unmatched potential for breathtaking water views. Discover the epitome of coastal living in this sought-after neighborhood, where an exceptional 455m<sup>2</sup> block presents an unparalleled opportunity to build your dream home. Embrace a lifestyle that blends natural beauty with modern convenience, with the Esplanade just steps away and the promise of tranquillity and elegance in every detail.

### Property Highlights:

- Land Size: 455m<sup>2</sup>
- Frontage: 10.8m
- Depth: 42.5m
- Zoning: MDR (Medium Density Residential)
- Access: Dual street access

### Lifestyle Perks:

- Proximity to Nature: Immerse yourself in the serene coastal atmosphere with leisurely walks to the beach and local parks.
- Culinary Delights: Indulge in the convenience of nearby top-notch restaurants and cafes, ideal for dining out or a quick coffee break.
- Island Adventures: Just a short walk to the ferry terminal opens up endless island exploration, adding a touch of adventure to your life.
- Connectivity: A mere 40-minute drive to Brisbane CBD ensures you're close to vibrant city life while enjoying coastal serenity.

Surrounded by beautifully renovated and newly built homes, this location offers an exceptional family lifestyle. The neighbourhood's friendly community atmosphere, coupled with highly regarded schools, makes it perfect for families. Convenient public transport options further enhance the appeal for work or school commutes.

The Victoria Point Esplanade, just a short stroll away, provides a picturesque backdrop for morning jogs, evening strolls, or family picnics. This area is not just a haven for nature lovers but also a hub for recreation and social gatherings.

### Investment Potential:

- Scarcity: Prime land in this location is extremely rare, making it a valuable opportunity.
- Strata Title Potential: Explore the possibility of strata titling to maximize the investment potential of this property, offering flexibility and additional value.

Don't miss out on this outstanding opportunity to secure your slice of paradise in the heart of Victoria Point. Contact Amy Huynh today at 0415 738 300 to learn more about this exceptional property and start envisioning your dream home.

Reference link:

Redland City Council zoning information:

[https://www.redland.qld.gov.au/info/20292/redland\\_city\\_plan/914/redland\\_city\\_plan\\_d](https://www.redland.qld.gov.au/info/20292/redland_city_plan/914/redland_city_plan_d)

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