

**43a Conley Street, Clontarf, Qld 4019**

**Residential Land For Sale**

Monday, 1 July 2024



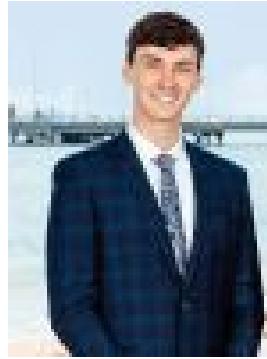
43a Conley Street, Clontarf, Qld 4019

Area: 1196 m2

Type: Residential Land



Ben Campbell  
0735581094



Ben Smith  
0735581094

## Offers Over \$699,000

Harness the extraordinary potential of this expansive 1,196m<sup>2</sup> vacant block, superbly located at 43 Conley Street. Nestled at the end of a cul-de-sac, this prime location offers a rare opportunity to build your dream home in a peaceful quiet street in Clontarf. This generous parcel of land is situated with Suburban Neighbourhood zoning which site opens the opportunity to develop dual occupancy dwellings up to 8.5 meters in height (STCA) or Features:- Land Size: 1,196m<sup>2</sup>- Zoning: Suburban Neighbourhood precinct- No rear neighbour, backing onto parkland- Close to public transport, sports grounds, and Grace Lutheran Primary School- Walking distance to the waterfront, parks, and cafes! Imagine the possibilities - from building a spacious family residence with ample room for gardens and recreational areas, to creating a stunning dual occupancy dwelling, each with its unique charm and privacy, or simply land banking. The choice is yours! Popular with owner-occupiers and families, Clontarf is a thriving bayside suburb that offers excellent connectivity and lifestyle. With 4.5% capital growth in the last 12 months, demand for this popular peninsula alcove remains strong. This prime location ensures you're close to Brisbane for work or leisure, the Brisbane Airport for hassle-free travel, and Margate Shopping Centre for all your shopping needs. Nearby, Grace Lutheran Primary School offers quality education options, while the iconic Belvedere Hotel provides dining and entertainment. For further details, contact Ben Campbell and Ben Smith today.\*Please note the boundary outlines on all photos are guides only, prospective purchases should do their own searches to verify any information contained in this advertisement. Disclaimer: In preparing this advertisement we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.