



**POTENTIAL, POTENTIAL, POTENTIAL!!!!**

This family size home is located in prime position close to shops, public transport, and minutes to the waterfront presenting an excellent opportunity to enter the peninsula market. The 665m2 corner block with high visibility frontage has the potential to become your next home based business, dual occupancy investment, or family home with room for the kids. The potential packed investment could become your next "live in" project with building materials able to be negotiated with the sale of the property. The home falls within the zoning of "Suburban Neighbourhood Precinct" which allows for the following:-

- Dwelling house
- Dual occupancy
- Dwelling unit
- Home based business
- Relocatable home park
- Residential care facility \*
- Retirement facility \*
- Rooming accommodation \*
- Houses on traditional residential lots as well as houses on narrow lots subject to locational and design requirements
- Dual occupancies (traditional)
- Density no greater than 15 dwellings per hectare
- Building height up to 8.5 metres

**The home features:**

- 3 bedrooms master and one other with built-ins
- Bathroom with shower and vanity
- Kitchen with double sink and gas stove
- Office/study

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**Price** SOLD for \$449,000  
**Property Type** Residential  
**Property ID** 1433  
**Land Area** 665 m2

**Agent Details**  
 Nick JONES - 0439 769 539

**Office Details**  
 Clontarf  
 48 Hornibrook Esplanade Clontarf QLD  
 4019 Australia  
 07 3283 6737



- Laundry downstairs
- Hardwood timber floors
- Electric roller gate
- Single garage
- Double carport
- Legal height downstairs
- 3KW solar system
- Gas hot water system
- Fully fenced yard

**Building materials** negotiated with the sale are for concreting the downstairs area and also post, stirrups, and fixings for a rear deck in Merbau timber.

To book your private inspection please call Nick Jones 0439 769 539

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