

Sold



## 13 Central Avenue, Deception Bay



### 500M TO WATER - URBAN NEIGHBOURHOOD ZONING - 888M2 DEVELOPERS DREAM

If you are looking for a large, flat block of land, with a wide frontage, this could be just the one you have been waiting for. Sitting pretty, just 500m to the water this one is perfect for your new home, development project, or next renovation. The street is quiet, and shops, public transport, schools, kilometers of beachside walking tracks and the beach are all on your doorstep.

Located in the immediate "hot spot" of waterfront development and activity this Multi residential Unit site is one street back from the waterfront!! Close to hospitals, major shopping precinct North Lakes, day care centres, retirement homes, quality primary and secondary schooling all only a half hour from Brisbane City.

Lot 23 RP80747 is a flat 888m2 in area and zoned General Residential (Urban Neighbourhood Precinct). This is the high-density residential zoning. The maximum permitted building height is 21m. In terms of unit numbers envisage a four or five storey building with 12-14 plus units (it all depends on how smart you are with design).

This cute cottage is tidy and already boast excellent tenants who would love to stay on. Alternatively enjoy the income these great tenants provide while you decide on the next project for this great piece of land with huge potential!

The property features:

- Tiled roof
- Polished timber floors throughout.
- 2 bedrooms with ceiling fans.
- Welcoming lounge at the entry with ceiling fan.

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<b>Price</b>	SOLD for \$600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2049
<b>Land Area</b>	888 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



- Open plan kitchen and dining.
- Modern kitchen with upright electric stove and decent storage
- Updated bathroom with a shower over the clawfoot bath. There is also a vanity basin with storage and the toilet.
- Laundry with concrete tub.
- East facing entertainment deck at the back.
- BIG BIG BIG Backyard. Great for the kids and pets or to add additional dwellings
- Lock up garden shed.
- Dual side access.
- 1 car carport
- Fenced 888sqm level block – 14.9-meter frontage and 58.1- meter length

This property is located close to schools, public transport, and shops. It has easy access to the Bruce Highway and Brisbane Airport and is surrounded by bushland walking/biking paths.

This one is perfect to landbank for future development or to begin your development now! There is increasing demand for living in this area!

\*All development suggestions subject to council approval.

\* NB All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.