

## Archerfield, 66-74 Granard Road

SOLD BY NICK BOWEN & BROCK WARD

66-74 Granard Road in Archerfield offers an opportunity rarely offered to the open market; 5 x 405m2 adjacent lots sprawling a total of 2,025m2, with dual street access delivering a wealth of opportunity, whether developed individually or as a whole allotment.

Nearby properties have taken advantage of the proximity to Griffith University, QE2 Hospital and Archerfield Airport, as well as connectiveness to the Ipswich Motorway and Pacific Motorways to utilise multi-dwelling builds where 5 x self-contained flats on a 405m2 lot yield roughly \$400 per week per flat (STCA).

Other opportunities lie in a more commercial space (STCA) regarding business opportunity with such a large land mass allowing chance for developments mirroring nearby shopping centres, McDonalds across the road, with Hungry Jacks, Coles Express and Shell on the opposite corner.



LAND 2,025 m2

### For Sale

OFFERS OVER \$1,600,000

### Contact

#### Nick Bowen

0417 871 042

[n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

#### Brock Ward

0402 378 719

[b.ward@ljhookerproperty.com.au](mailto:b.ward@ljhookerproperty.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(07) 3848 7369**



Dual Street access allows further chance for on-selling 5 x lots where a home could face Gladstone Road, with sheds in backyards accessible to Granard Road, delivering dual occupancy rental yields, or even chance to run a business from home, again Subject To Council Approval.

Some outstanding features of 66-74 Granard Road:

- 2,025m2 allotment
- 50.5m approximate frontage
- 40.2m approximate depth
- 5 x 405m2 lots
- Dual street access
- 1.9km walk to Rocklea Train Station
- 1.2km walk to Salisbury Train Station
- 3.4km to Griffith University
- 3.9m2 to QE2 Hospital
- 1.8km walk to Archerfield Airport
- Coffersmiths Espresso Bar 2 doors down.
- 1km to Ipswich Motorway onramp

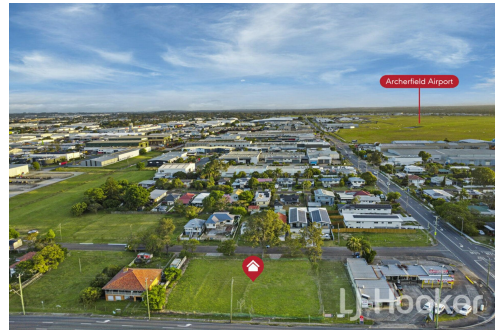
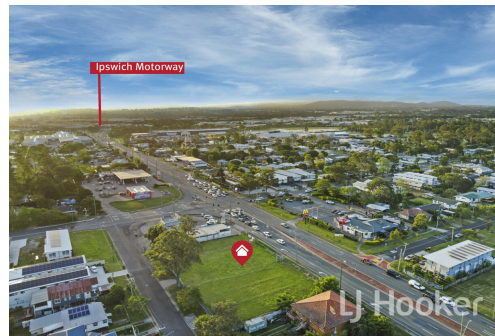
Contact Nick Bowen or Brock Ward today to arrange your own inspection, or you might just miss out!

## More About this Property

Property ID	1E2NH31
Property Type	Residential
Land Area	2025 m2

**Nick Bowen 0417 871 042**  
 Sales & Marketing Consultant | n.bowen@ljhookerproperty.com.au  
**Brock Ward 0402 378 719**  
 Sales & Marketing Consultant | b.ward@ljhookerproperty.com.au

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**  
 443 Ipswich Road, ANNERLEY QLD 4103  
 annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



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