



397 North East Road, Hillcrest

## Rare Site Full of Opportunity & Possibility!

- Auction on site - Friday 1st of May at 1pm\*

This is a site just waiting for the right vision to bring it to life. Corner blocks on main roads at this scale don't come up often nor do they sit around. The high visibility positioning on North East Road delivers the kind of exposure that developers and builders actively seek (STPC), with frontage to North East Road & Queensborough Road opens a range of possibilities that a standard allotment simply cannot offer.

The surrounding amenities only add to the value. Hillcrest is well serviced with shops, schools and everyday essentials all within easy reach. Public transport connections along North East Road make this a location that future occupants will find immediately appealing. In a market where well located land is increasingly hard to find, this is exactly the kind of site that rewards those who move quickly.

### What We Love:

- 839m2 corner block with dual street frontage
- Outstanding development upside (STPC)
- Well serviced suburb with shops, schools and everyday amenities close by

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.



LAND 839 m2

### AUCTION

Fri 1st May @ 1:00PM

### AGENTS

Luke Mitchell  
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Claude Buccella  
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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

 **LJ Hooker**

- Strong public transport links along North East Road
- A site that rewards vision, ambition and decisive action

The block is clear. The opportunity is obvious. The only thing missing, is your vision.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## **MORE DETAILS**

Property ID	2E60FDZ
Property Type	Residential
Land Area	839 m2

### **Luke Mitchell 0411 703 055**

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### **Claude Buccella 0419 394 110**

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