



26 Limerick Street, Acacia Ridge

## SOLD BY BENJAMIN LEONG & JONAS LEONG

Set on a fully fenced 647m<sup>2</sup> parcel in the heart of Acacia Ridge, this property represents an exceptional opportunity for developers, builders, and savvy investors. With LMR2 zoning and duplex precedents already established nearby, the site offers strong potential for value growth and long-term rental income.

### Top 5 Features at a Glance

1. LMR2 zoning - low to medium residential (2-3 storey mix).
2. Strong duplex precedent - proven local cashflow returns.
3. Convenient location near schools, shops, transport & TAFE.
4. Huge 10m x 8m shed for storage, parking or workshop.
5. Perfect blank canvas for renovators, builders & developers.

This property is all about potential. Zoned LMR2, this 647m<sup>2</sup> block sits within a corridor of growth where neighbouring homes have been transformed into high-yield duplexes. Some of these are producing outstanding returns, with five-bedroom, five-ensuite layouts achieving rents of around \$400 per room per week. For developers and investors, this presents a clear pathway to strong cashflow and capital gain.

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**FOR SALE**  
Please Call

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### AGENCY

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Interested parties must rely solely on their own enquiries.



The home itself offers renovators a head start, with a three-bedroom, single-bathroom layout on timber floorboards (The bedroom walls have been taken down). A practical front porch adds a touch of charm, while the generous rear yard opens to a substantial shed - ideal for secure vehicle parking, storage, or even as a tradesman's base. With full fencing around the property, the block is neat and functional while you plan the next chapter.

Beyond the investment appeal, this location makes everyday living effortless.

- 9 min walk to Watson Road State School
- 6 min walk to C&K Acacia Ridge & Marnham Street Park (dog park)
- 7 min walk to buses running directly to Griffith University, Garden City, and Sunnybank Plaza.
- 8 min walk to IGA, medical centre, dentist & dining including Guzman y Gomez & McDonald's
- 5 min drive to Bunnings
- 7min drive to TAFE
- And within 19km of the CBD

For developers, the zoning speaks volumes. For renovators, the bones are there for creative transformation. For investors, the huge 10m x 8m shed and secure fencing provide immediate utility while you explore medium-density outcomes. No matter what your angle, this is a property that rewards vision.

Opportunities of this scale in Acacia Ridge are tightly held. With zoning, land, and location all working in your favour, 26 Limerick Street is ready for its next chapter. Don't miss this chance to secure a high-potential site in one of Brisbane's most accessible growth corridors.

Contact Benjamin or Jonas Leong today to arrange your inspection and explore the full potential of this property.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 15 622 283 596 / 21 107 068 020

## MORE DETAILS

Property ID B3GEF4R  
Property Type House  
Land Area 647 m2  
Including Toilets (1)  
Balcony  
Outdoor Entertaining  
Floorboards  
Secure Parking  
Fully Fenced

### **Benjamin Leong 0407 712 392**

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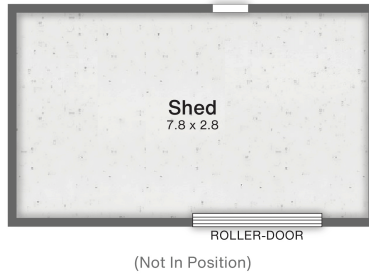
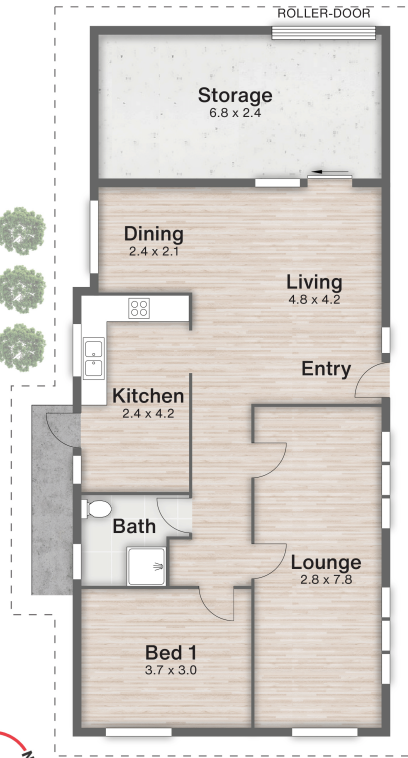
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- 1 Storage
- 2 Shed



Limerick Street



26 Limerick Street ACACIA RIDGE

1 | 
 1 | 
 108m<sup>2</sup> | 
 647m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.