



33 City Road, Beenleigh

## Prime Development Opportunity in Central Beenleigh - 1012m<sup>2</sup> Zoned for Apartments

Positioned in one of Beenleigh's most central & sought-after pockets, 33 City Road presents an exceptional opportunity for developers, investors, or land bankers to secure a high-potential site with unbeatable convenience & long-term value.

This well-maintained Queenslander offers immediate comfort & charm, along with significant development potential (STCA) thanks to its zoning & expansive land size.

### Property Features:

- Four spacious bedrooms - Well-proportioned with a mix of timber flooring & carpet, ideal for families or shared living
- High ceilings throughout - Enhances natural light, airflow & the overall sense of space
- Freshly updated interiors - Tastefully refreshed for immediate comfort & low-maintenance living
- Large, functional kitchen - Ample bench space, generous cabinetry & a practical layout for everyday use
- Solar panels installed - Energy-efficient addition for reduced

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**FOR SALE**  
Offers Over \$995,000

### AGENTS

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### AGENCY

LJ Hooker Beenleigh  
(07) 3807 7900

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.



electricity costs

- Double lock-up garage - Secure parking plus ample under-house storage for tools or equipment

#### Development Highlights:

- Large 1012m<sup>2</sup> flat block with impressive 26.4m frontage
- Zoned Low-Medium Density Residential - Apartment
- Ideal for apartment or multi-unit development (STCA)
- Wide & level frontage offering design flexibility & easy access
- Rare opportunity in a tightly held, high-growth corridor

#### Location Benefits:

- Just 750m to Beenleigh CBD & 1km to Beenleigh Marketplace & train station
- Walking distance to Trinity College, Beenleigh State High & St Joseph's
- Close to local shops, cafes, public transport & all amenities
- Easy access to M1 for Brisbane or Gold Coast commutes

With rising demand for high-density housing near major urban hubs, this property represents a future-focused opportunity in a booming location. Whether you're looking to build, invest or land bank, 33 City Road is the perfect canvas for your vision.

Secure your slice of the future today - contact us now before this golden Beenleigh opportunity is gone!

- STCA - Subject to Council Approval

#### MORE DETAILS

Property ID	1X2SGRF
Property Type	House
Land Area	1012 m <sup>2</sup>

**Trina Wilson 0427 188 500**

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