



58 Tansey Street, Beenleigh

OFF-MARKET OPPORTUNITY - 1,619SQM BLOCK + DA APPROVAL

If you have been waiting for the perfect opportunity to invest or develop, then look no further! This lowset, 5 bedroom property on an expansive 1,619m² battleaxe block presents a fantastic rental return from the current income & favourable "Low-Medium Density Residential - Apartment" zoning.

All the hard work has been done, with the application for developing 30 apartments completed, making it ready for construction. Alternatively, there is potential for subdivision, renovation, or adding a granny flat, catering to various investment strategies or lifestyle preferences STCA*. With a need for apartments in the area, those who are quick to act and take advantage of the location will reap rewards in this demanding housing market. You don't need to look too far to see developments in the area that are thriving!

PROPERTY HIGHLIGHTS:

- Expansive existing lowset, weatherboard & iron home - favourable "Low-Medium Density Residential - Apartment" zoning
- Substantial 1,619m² block in the heart of Beenleigh, halfway

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FOR SALE

Offers over \$899,000

VIEW

By Appointment

AGENTS

Trina Wilson
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trina.wilson@ljhbeenleigh.com.au

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.

 **LJ Hooker**

- between Brisbane & Gold Coast CBD's
- Ducted air-conditioning throughout for year-round comfort
- Multiple living areas - space galore!
- Fully functional kitchen with electric upright oven/cooktop
- Additional room with bonus storage - perfect for kids toys or extra pantry items, the choice is yours!
- Updated bathroom with shower, toilet & vanity - additional separate toilet for convenience
- 5 great sized, carpeted bedrooms - two with built-in robes
- Bonus rumpus room or 6th bedroom - with split-system air-conditioner
- Spacious covered verandah & deck - perfect for your morning coffee or hosting BBQ's
- 2x covered carports & external laundry

DEVELOPMENT/INVESTMENT HIGHLIGHTS:

- Current tenants paying \$550 p/w on fixed term lease until November 2024 - holding income whilst you obtain approvals etc
- DA Approval for 30 apartments (enquire for more information)
- Renovation Potential & Subdivision Potential STCA*

LOCATION HIGHLIGHTS:

- Walking distance to Beenleigh SS (800m), Beenleigh SHS (1km) & Beenleigh Train/Bus station (600m)
- Close access to esteemed private schools including Trinity College (2.1km), St Joseph's Tobruk Memorial School (1.3km) & Canterbury College (7km)
- Within close reach of Beenleigh Mall (250m), Beenleigh Marketplace (800m), Doug Larsen Park (2km), Beenleigh BMX Park (2km)
- 5 minutes to arterials - Logan (1.5km) & Pacific Motorways (4km)

This versatile development property bursting charm and convenience will be snapped up by a savvy buyer! Over the next 15 years, Logan is projected to be one of the fastest-growing areas in South East Queensland, so don't delay - call us to register your interest!

- STCA - Subject to Council Approval

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID 1UM2GRF
Property Type House
House Size 177 m2
Land Area 1619 m2
Including Study
Air Conditioning
Ducted Heating
Balcony
Deck
Outdoor Entertaining
Built-in-Robes
Fully Fenced

Trina Wilson 0427 188 500
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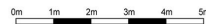
LJ Hooker Beenleigh (07) 3807 7900
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Floor Plan

58 TANSEY STREET



SCALE UNIT IS IN METRES

INTERNAL : 156m²
EXTERNAL : 21m²

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.