

18 Daveson Road, Capalaba

## Renovator's Delight on a Huge 1,474m<sup>2</sup> Block —Endless Potential in Central Capalaba

Packed with potential and positioned on a massive 1,474m<sup>2</sup> block in a quiet, established street, this is the kind of property that rarely comes along.

Whether you're a tradie looking for space for vehicles, tools, trailers and equipment, a renovator searching for your next project, or a family wanting room to grow, 18 Daveson Road offers an incredible opportunity to add value and reap the rewards.

The existing character home is solid, spacious and ready for a fresh vision. With great bones, multiple living areas and a huge shed already in place, the foundations are here to create something truly special.

Property Features:

- " Massive 1,474m<sup>2</sup> block with wide frontage
- Spacious 4-bedroom, 2-bathroom lowset home
- Multiple living areas plus separate dining room
- Large kitchen with ample bench space, storage, dishwasher and

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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**FOR SALE**  
\$1,400,000

**VIEW**  
By Appointment

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**AGENCY**  
LJ Hooker Property Centre  
(07) 3286 2500

LJ Hooker

- servery
- Fireplace, ceiling fans and split-system air conditioning
- Character features including ornate cornices and VJ panelling
- Huge 10m x 6m shed with 3 roller doors and workshop space
- Plenty of room for work vehicles, trailers, caravans, boats and machinery
- Quiet, family-friendly street in a central location

#### A Tradie's Dream;

Finding this much usable land so close to shops, schools and transport is becoming increasingly difficult. The large shed, expansive yard and wide frontage make it ideal for tradespeople, home businesses (STCA), hobbyists, car enthusiasts or anyone needing serious space.

There's ample room for additional sheds, parking, storage or future improvements, all while enjoying a large family home on an oversized block.

#### Renovate and Reap the Rewards;

The home offers outstanding potential for renovation and modernisation. Update, extend or completely transform the existing residence and unlock the value of this sought-after location.

Large blocks in Capalaba continue to attract strong buyer demand, making this an exciting opportunity to secure a property with genuine upside.

#### Location Highlights:

- Short drive to access Mt Gravatt Capalaba Rd and the M1 (Pacific Motorway)
- Walk or drive to Capalaba Park and Capalaba Central Shopping Centres
- Close to local schools including Capalaba State College, St Anthony's and St Luke's Catholic Primary Schools
- Easy access to Capalaba Bus Station
- Approximately 25 minutes to Brisbane CBD
- Short drive to Cleveland Foreshore, Wellington Point Jetty and Birkdale waterfront precincts

#### Bonus Future Potential (STCA);

For those looking longer term, the property is zoned Low Density Residential and benefits from a substantial land holding with a wide frontage. Buyers may wish to investigate future subdivision or development opportunities subject to council approval.

#### Opportunities Like This Are Rare:

- ? Renovate and add significant value
- ? Perfect setup for tradies and home businesses
- ? Huge shed and abundant storage space
- ? Room for vehicles, boats, caravans and equipment
- ? Large family home on a massive block
- ? Potential future development upside (STCA)

Don't miss your chance to secure one of Capalaba's most versatile properties. Contact Courtney Brown today to arrange your inspection.

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors,

omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

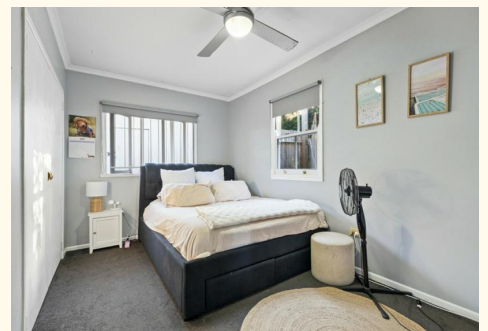
Property ID	BU68F2S
Property Type	House
House Size	199 m2
Land Area	1472 m2

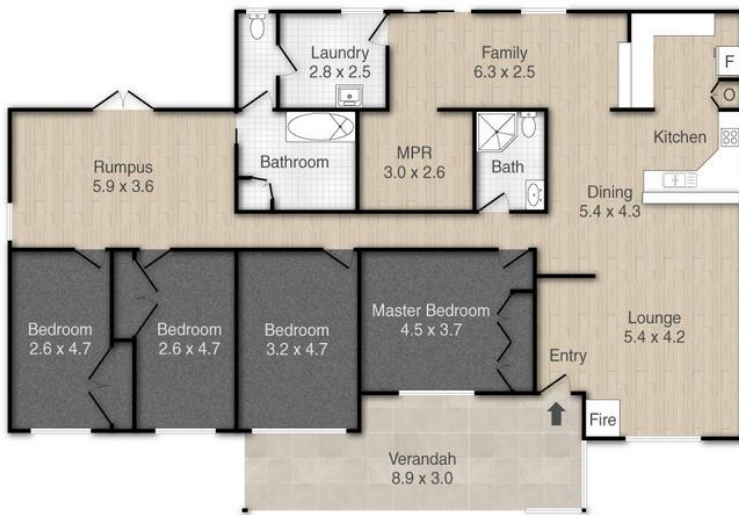
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## 18 Daveson Road, Capalaba

Covered Area: 215m<sup>2</sup>



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