



18 Daveson Road, Capalaba

## DEVELOPMENT OPPORTUNITY —1,474m<sup>2</sup> WITH WIDE FRONTAGE IN PRIME CAPALABA POCKET

Positioned in a quiet, established street, 18 Daveson Road, Capalaba presents a rare and highly usable 1,474m<sup>2</sup> low density residential site with a wide frontage, ideal for subdivision or multi-dwelling outcomes (STCA).

With strong surrounding development activity and increasing demand for new housing in Capalaba, this is a strategic acquisition for developers looking to capitalise on scale, frontage, and location.

### Site Highlights:

- Generous 1,474m<sup>2</sup> block of land
- Approx. 32m frontage; excellent for lot split potential
- Existing 4 bed, 2 bath lowset home
- Large 10m x 6m shed with 3 roller doors and workshop
- LDR - Low Density Residential zoning (Redland City Council)
- No flood, bushfire or heritage overlays (simplifies planning pathway)

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**FOR SALE**  
Contact Agent

**VIEW**  
Sat 18th Apr @ 10:00AM - 10:30AM

**AGENTS**  
Courtney Brown  
0410 232 200  
cbrown@ljhpropertycentre.com.au

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

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**

Existing Home:

- Large single story character home
- 4 large bedrooms with two bathrooms
- Two living areas and a separate dining room
- Fireplace, ceiling fans and split system air conditioner.
- Ornate cornices and Vj Panelling in the family room
- Huge kitchen with large bench space, dishwasher, ample storage and servery to dining room

Development Upside (STCA):

- Subdivision into smaller lots (subject to council approval)
- Strong precedent of nearby subdivisions, units and townhouse projects
- Flat, usable land with great access

Location:

- 5 minute drive to Capalaba Park and Capalaba Central Shopping Centres
- 5 minute drive to Birkdale Fair Shopping Centre
- Close to local schools incl Capalaba State College, St Anthony's & St Luke's Catholic Primary Schools, Alex Hills Tafe College and more
- Easy access to Capalaba Bus Station (major transport hub)
- Approx. 25 minutes to Brisbane CBD
- Short drive to Cleveland Foreshore, Wellington Point Jetty and Birkdale Waterfront

Why This Site Stands Out:

- Large, wide-frontage blocks in this location are increasingly scarce. With so much existing infrastructure close by this is a high-demand development opportunity in a proven growth corridor.

Please don't miss this land holding opportunity:

- ? Landbank with income
- ? Subdivide and sell
- ? Build and retain
- ? Boutique developer project

Contact Courtney Brown for more information or to arrange a private 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

### Courtney Brown 0410 232 200

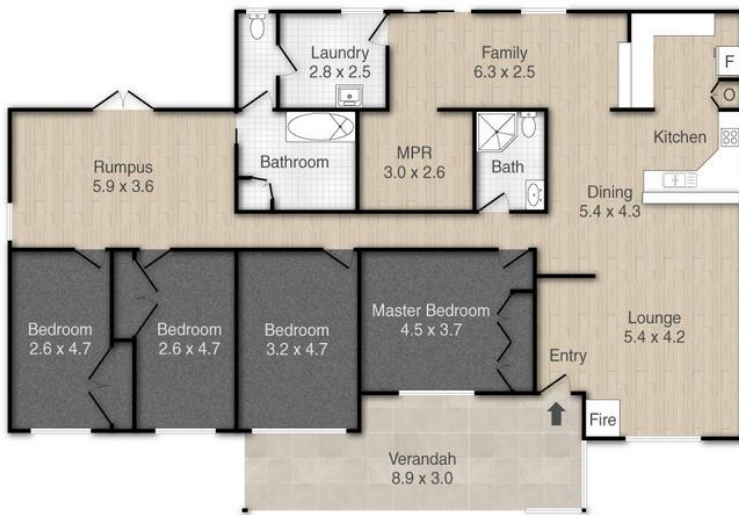
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Covered Area: 215m<sup>2</sup>



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