



Capalaba, 3-5 Gregory Street

FANTASTIC DEVELOPMENT OPPORTUNITY ON 1,639m² IN CENTRAL CAPALABA

Presenting a rare and exciting opportunity in the heart of Capalaba 3—5 Gregory Street offers a substantial 1,639m² allotment with exceptional potential for subdivision or townhouse development (STCA).

This level, double-lot site is perfectly suited for developers or investors seeking their next project in a high-demand, fast-growing suburb. The generous land size, combined with a wide frontage and convenient location, opens the door for a variety of development options, subject to council approval.

The existing residence is spacious and versatile, featuring:

- *3 bedrooms upstairs
- *Open-plan living and kitchen
- *Downstairs includes a secondary living area, 2 additional rooms, and a separate toilet —



Disclaimer: 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
Please Call

View
ljhooker.com.au/BT9MF2S

Contact
Ming Body
0418 297 978
mbody@ljhpropertycentre.com.au

LJ Hooker Property Centre
(07) 3286 2500

ideal for extended family or dual living potential

Location Highlights:

- *Walking distance to Ney Road Shops, Capalaba Central & Capalaba Park Shopping Centres
- *Close to schools, parks, and public transport
- *Easy access to Brisbane CBD, the Bayside, and major arterials

Whether you're looking to develop now or landbank for future growth, this property is a solid investment in one of Redlands' most promising locations.

Contact Ming today to discuss this rare opportunity or arrange your private inspection.

DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

More About this Property

Property ID	BT9MF2S
Property Type	House
Land Area	1639 m2

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Independent Contractor - Ming Enterprises Pty Ltd |
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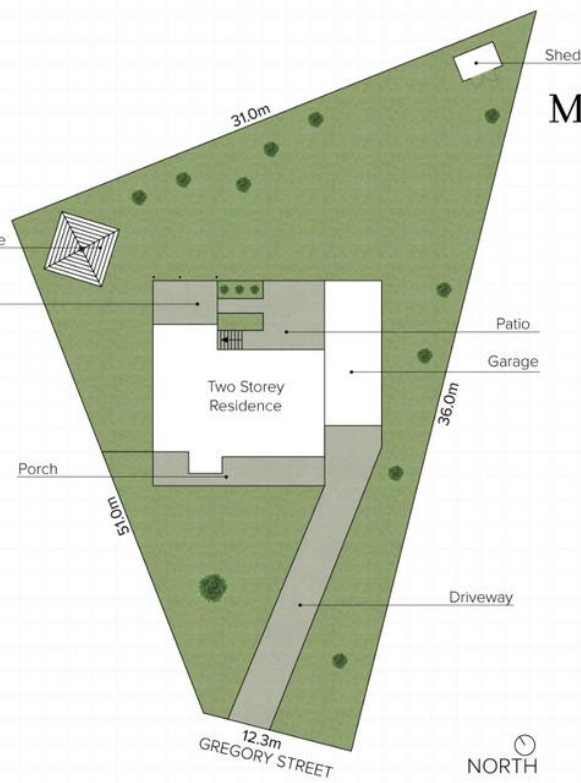
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3-5 Gregory Street
Capalaba

3 1.5 2 1639 m²

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