



82 School Road, Capalaba

## Renovators. Tradies. Developers. This one speaks your language!

Positioned on an expansive parcel in one of Capalaba's most convenient pockets, this oversized four-bedroom residence delivers the kind of opportunity that's becoming increasingly difficult to secure - solid construction, generous proportions and genuine upside.

Built with a hardwood frame and offering exceptional bones, this is a home where the heavy lifting has already begun and the future value is yours to unlock.

For the renovator —the foundations are in place. Existing improvements create the perfect platform to complete and personalise, with scope to add a second bathroom or ensuite and further enhance value. Choose your own finishes, floor coverings and bring your vision to life.

For the tradie —this setup is built to work. With dual side access, a powered 6m x 6m shed and an additional powered pad ready for a tiny home, office or extra workspace, the possibilities are extensive.

4 1 1

**FOR SALE**  
Submit All Offers

**VIEW**  
Wed 27th May @ 5:00PM - 5:30PM

**AGENTS**  
Bruce Hutchison  
0403 245 556  
bruce@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**

For the developer —opportunities like this deserve attention. Set on an 800m<sup>2</sup>+ block with an impressive 20-metre frontage, there is potential to explore subdivision, redevelopment or a fresh new project (Subject to Council Approval).

Whether you renovate, expand, invest or redevelop - the timing is right and the opportunity is now.

82 School Road, Capalaba - don't miss your chance to secure the block, the bones and the potential.

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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

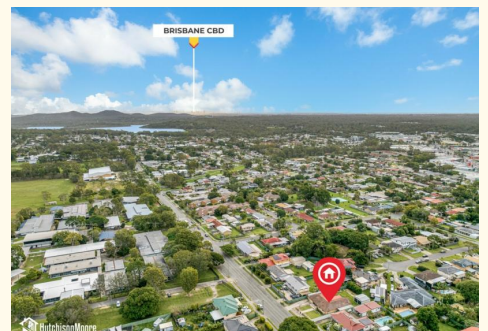
Property ID	BUAMF2S
Property Type	House
Land Area	809 m2

### **Bruce Hutchison 0403 245 556**

Independent Contractor - Starsky Enterprises Pty Ltd |  
bruce@ljhpropertycentre.com.au

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





82 School Road,  
Capalaba

- 4 Bedrooms
- 1 Bathroom
- 1 Car Space & Two Carports

**Area Summary**

Internal: 146m<sup>2</sup>  
External: 142m<sup>2</sup>  
Total: 288m<sup>2</sup>

Land Area: 809m<sup>2</sup>



ASPECT

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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Paynter & Williams



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