







2929 Old Cleveland Road, Chandler

SECURE YOUR FUTURE —A RARE OPPORTUNITY

Auction Location: ON SITE

A rare opportunity in the sought after location of Chandler, sits this large rectangular corner block consisting of just over 2 hectares (20,020m2). Offering an exceptional opportunity for business owners, investors or those looking to secure a versatile property with future potential, this expansive site combines a range of existing improvements with exciting possibilities for further development.

The property features a private residence, a substantial 5-bay commercial storage and operations shed measuring approximately 40m x 16m, and an additional retail space measuring approximately 41m x 15m. With a gated entry providing secure access, the layout offers excellent flexibility for a variety of business operations, storage requirements or commercial ventures.

Set across a generous parcel of land, with three street frontages across Old Cleveland rd, Tollett St and Tyberry st. The property also presents potential for further development (STCA), making it an appealing opportunity for those looking to expand, invest or capitalise on the site's existing infrastructure.

4 2 12

AUCTION
Sat 12th Dec @ 1:00PM

VIEW
Sat 7th Nov @ 12:00PM - 1:00PM

AGENTS

Jimmy Regan
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Riley Atkinson
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ratkinson@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Main residence features:

- Large open plan living and dining space plus a bar area
- Kitchen at the heart of the home
- Master bedroom with ensuite and walk-in robe
- 3 other good sized bedrooms with built-in robes
- Full family bathroom
- " Separate laundry
- " Huge undercover alfresco/entertaining area —beautiful and private
- " Extra big garage space that can accommodate 4 cars —plus an office space/store room featuring a WC

With convenient access to major connecting roads and approximately 15km from the Brisbane CBD, Chandler presents an appealing location for both business and lifestyle opportunities.

Disclaimer: Whilst every effort has been made to ensure the information contained in this advertisement is true and accurate, no representation or warranty is given as to its accuracy, reliability, or completeness. Prospective purchasers should make their own enquiries and satisfy themselves as to any aspect of the property or information contained herein. We accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements contained in this advertisement.

MORE DETAILS

Property ID	BUT4F2S
Property Type	AcreageSemi-rural
Land Area	2.02 hectare

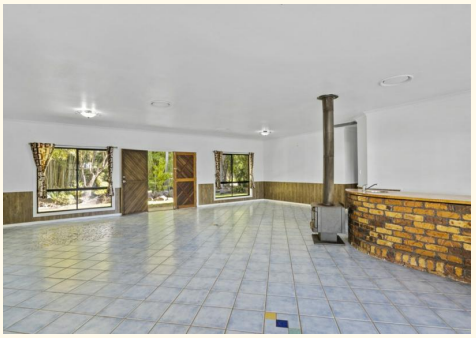
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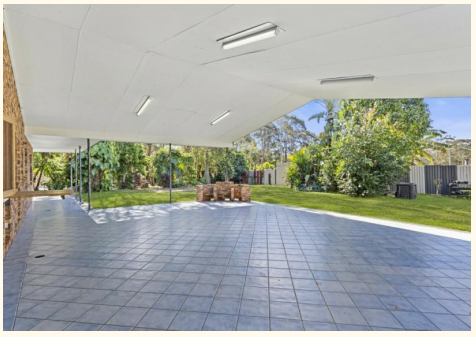
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Covered Area: 474m²

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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS.
FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED .

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