



6 Armagh Street, Clayfield

HUGE 1110m² WITH SO MANY OPTIONS !

After 46 years in the same family, this architecturally designed lowset home with pool, built in 1964 to capture the refreshing bay breezes, is ready to begin its next chapter.

Featuring four bedrooms plus a study, two bathrooms, multiple living areas, a double carport, an inground pool and so much more, this much-loved home offers a wonderful combination of character, space and relaxed family living. The well presented home was built with accessibility in mind, an ideal opportunity for wheelchair users and people with mobility needs.

Positioned in the highly sought-after Clayfield precinct, this substantial 1,110m² site with an impressive 23.5m frontage presents an outstanding opportunity for developers, builders and land bankers looking to secure a sizeable residential development parcel in a premium inner-north location.

This rare opportunity for families looking to renovate originally designed, build a new home or developers looking to capitalise in one of Brisbane's most tightly held residential suburbs with holding income.

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FOR SALE
OFFERS OVER \$2,650,000

AGENTS

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Interested parties must rely solely on their own enquiries.

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Located on Armagh Street, Clayfield, the property offers an exceptional combination of land size, frontage and location - providing an exciting platform for future residential development, subject to Brisbane City Council planning and approvals.

PROPERTY HIGHLIGHTS

- " Huge 1,110m² landholding
- Postwar dwelling built in 1964
- Approx. 23.5m frontage with gentle fall to the street
- So many options to renovate, build a new home, terraces or apartments
- No flooding or overland flow
- Services to street
- Prime Clayfield residential location
- Exceptional development potential, STCA
- Rare opportunity to secure a substantial development site in a tightly held suburb
- Wheelchair friendly access
- Wide, easy access living area and bedrooms
- Rental appraisal of \$1000 per week.
- Highly desirable inner-north Brisbane position
- Strong surrounding residential amenity
- Close to major transport links, shopping, schools and parkland
- Walking distance to some of Brisbane's best schools
- Walk to Eagle junction train station and easy access to Brisbane airport.

Sites of this scale and frontage in Clayfield are increasingly difficult to secure. Whether you're a family looking to undertake a renovation, new build or boutique residential apartment project, explore townhouses, terrace opportunities or hold a strategic landholding for future development, this property deserves immediate attention.

This is an opportunity to secure a significant residential development site in one of Brisbane's established inner-north suburbs. The instructions are clear and the property will be sold.

MORE DETAILS

Property ID	1FB3F4N
Property Type	House
House Size	356 m2
Land Area	1110 m2
Including	Toilets (2)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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6 Armagh St, Clayfield



FLOOR AREA SIZES

Internal	255.8m ²
External	58.0m ²
Carport	42.8m ²
TOTAL	356.6m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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