



111-115 Albert Street, Eagleby

## 4,806m<sup>2</sup> Waterfront in Quiet Street - Rare Albert River Opportunity

Auction Location: ON SITE

Positioned in a peaceful pocket of Eagleby, this expansive 4,806m<sup>2</sup> Albert River frontage property presents an incredibly rare opportunity to secure a large parcel of land in a fast-growing South-East Queensland corridor. Whether you're looking to build your dream home, landbank, or renovate the existing house, opportunities like this are becoming harder to find.

Set on a generous block with direct river frontage, the property offers space, privacy, and a tranquil natural outlook—all while remaining close to major conveniences. The existing dwelling is in poor condition and will require removal, making this a true blank canvas ready for your vision.

Location Highlights:

- Approx. 35 minutes to Brisbane CBD
- Approx. 40 minutes to Gold Coast
- Just minutes to Eagleby Shopping Plaza & Beenleigh Marketplace

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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### AUCTION

Sat 2nd May @ 12:00PM

### VIEW

Sat 11th Apr @ 11:00AM - 11:30AM

### AGENTS

Scott Watson

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### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

LJ Hooker

- Close to local schools including Eagleby State School & Beenleigh State High School
- Easy access to the M1 Motorway for seamless commuting north or south
- Nearby public transport options including Beenleigh Train Station
- Surrounded by parks, river walks, and family-friendly amenities

With strong demand for land of this size and proximity to both Brisbane and the Gold Coast, this is an opportunity not to be missed.

**Key Features:**

- " 3 Bedrooms, 1 Bathroom house (major renovations needed)
- " 4,806m<sup>2</sup> riverfront block
- Large Shed
- Quiet, tucked-away street
- Direct Albert River access
- Existing dwelling requires demolition
- Endless potential to build your dream home or invest (STCA)

Bring your vision or bulldozer and unlock the potential of this exceptional waterfront parcel.

**Disclaimer/ Special Condition-**

1.The Buyer acknowledges that the dwelling on the property is unstable and unsafe to enter and not withstanding anything to the contrary contained in the Contract, the Buyer will not enter the dwelling for any internal inspection or purchase whatsoever at anytime.

2.The Buyer acknowledges and agrees that the property is sold "as is where is" subject to all defects and the Buyer agrees that it will make no objection, requestion or requirement in relation to the property and it accepts the property in the "as is where is" condition.

2. Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

**MORE DETAILS**

Property ID	BU5FF2S
Property Type	House
Land Area	4806 m2

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