



## Eagleby, 5 Balmoral Street

### Develop or Invest!

Discover the potential of 5 Balmoral Street, Eagleby — a 4-bed, 1-bath residence with a generous 809m2 block. This promising property, tailored for developers and investors. Featuring a substantial titan shed in the expansive backyard, offering ample space for storage, workshops, or versatile creative endeavors.

With renovation potential and two-car accommodation, this property is a canvas for your vision. Air conditioning throughout with 5 split systems. Explore the prospect of subdivision, subject to council approval, to maximize the investment. The strategic location close to parks, shops, and schools adds further appeal.

Take advantage of this unique opportunity to craft a development masterpiece, combining residential comfort with the practicality of a large titan shed. Only a



**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.



#### For Sale

Expressions of Interest

#### View

[ljhooker.com.au/BRBZF2S](http://ljhooker.com.au/BRBZF2S)

#### Contact

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**(07) 3286 2500**

short walk to oval and parks. Elevate your project with 5 Balmoral Street — where possibilities unfold.

Highlights

- Large water tank
- Large greenhouse
- Air conditioning
- Side access
- Development potential(STCA)
- 4 Large bedrooms
- Plenty of privacy from neighbours

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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 About this Property

Property ID	BRBZF2S
Property Type	House
Land Area	809 m²
Including	Air Conditioning

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