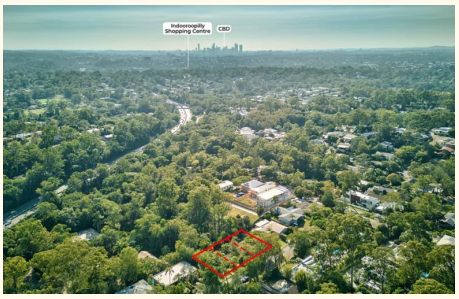

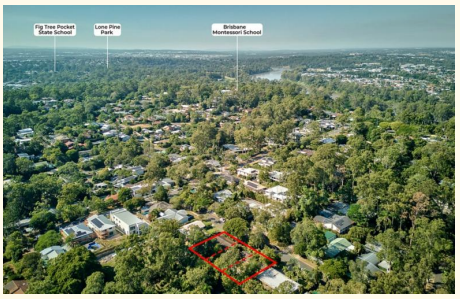

7 Quinty Street, Fig Tree Pocket

PRIME DEVELOPMENT SITE WITH A 3-LOT SUBDIVISION APPROVAL IN PROGRESS!

Positioned within one of Fig Tree Pocket's most established and tightly held residential streets, 7 Quinty Street presents a rare opportunity to secure a substantial 1,371m² landholding with a current development application in place to create three individual residential allotments which is fast approaching approval.

Opportunities of this scale and flexibility are increasingly difficult to secure within Fig Tree Pocket's low-density residential environment. The existing application proposes the creation of three well-proportioned lots of approximately 450m², 450m², and 474m² respectively, each offering practical frontage dimensions and strong individual building envelopes suited to contemporary family homes (STCA).

Set across a generous 47.1m frontage and approximately 28.7m depth, the site provides an efficient subdivision outcome with minimal compromise to usability, allowing builders, developers, or long-term investors to capitalise on a rare parcel within one of Brisbane's most consistently owner-occupied western suburbs.

4 4 5

FOR SALE
OFFERS OVER $1,599,000

AGENTS
Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au

Harry Harris
harry.harris@ljhooker.com.au

AGENCY
LJ Hooker Stafford
(07) 3357 1888

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

Whether the intention is to proceed with the current subdivision configuration or secure a substantial landholding in a tightly held position for future planning flexibility, this represents a compelling opportunity to establish a presence within a suburb defined by lifestyle amenity, schooling access, and enduring family demand.

Located within close proximity to Fig Tree Pocket State School, Lone Pine Koala Sanctuary precinct parklands, Indooroopilly Shopping Centre, and major transport connections linking directly to the CBD, opportunities of this scale within Fig Tree Pocket continue to remain exceptionally limited.

FEATURES:
" 1,371m² landholding within a quiet residential street.
• Current development application to create three individual residential allotments.
" Proposed lots of approximately 450m², 450m², and 474m².
• Approximate site dimensions of 47.1m frontage and 28.7m depth.
• Low Density Residential zoning.
• Practical subdivision layout with strong individual building envelopes.
• Positioned within the Fig Tree Pocket State School catchment.
• Close proximity to Indooroopilly Shopping Centre.
• Easy access to CBD transport connections.
• Surrounded by established homes within a tightly held residential pocket.

Opportunities of this scale are seldom found in today's market, don't hesitate to contact Dean & Harry for the sales report and survey plan!

MORE DETAILS

Property ID	1EYCF4N
Property Type	House
Land Area	1371 m2
Including	Air Conditioning Deck Built-in-Robes Fully Fenced

Dean Hamilton 0400 799 447
Independent Contractor - Dean H Pty Ltd |
dean.hamilton@ljhooker.com.au
Harry Harris
Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888
205 Stafford Road, STAFFORD QLD 4053
stafford.ljhooker.com.au | stafford@ljhooker.com.au

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.

7 Quinty St, Fig Tree Pocket

FLOOR AREA SIZES

Internal	230.7m²
External	109.9m²
Garage	71.6m²
TOTAL	**412.2m²**

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.

These plans are for representation purposes only. Provided by primepixels.com.au

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.