



Jimboomba, 36-40 Merton Street

1 Hectare Block Close to the Town Centre - Potential Low Density Residential Development

This property is truly a unique gem in today's real estate market, offering an expansive 2.5-acre parcel right in the heart of town. The potential for future development of this land adds a valuable dimension to this opportunity. Whether you're eager to embark on development right away or prefer to hold onto this prime piece of land for later use, you can take comfort in the knowledge that this is one of the last remaining acreage blocks available in town.

The house itself is generously sized and boasts an excellent location, putting you within walking distance of all the amenities the town has to offer. Here are some key features of this property:



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.

SOLD

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4 

2 

4 

For Sale

Contact Agent

View

ljhooker.com.au/1WQ7HGS

Contact

Aaron Riding

0428 819 037

ariding@ljhcomplete.com.au

Cody Howard

0428 445 155

choward@ljhcomplete.com.au

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1300 360 388

1. **Spacious Accommodation:** The house comprises four bedrooms and two bathrooms, providing ample room for a family or potential renters.
2. **Versatile Living Spaces:** You'll find separate living and dining areas, which enhance the flexibility of the layout. The large open-plan living space seamlessly connects with the kitchen, creating a welcoming and functional area for daily living and entertaining.
3. **Outdoor Enjoyment:** A substantial patio area allows you to relish the outdoors, whether it's for relaxation or hosting gatherings.
4. **Storage Facilities:** Two sheds on the property provide essential storage space for your belongings, tools, or equipment.
5. **Security and Privacy:** The property is fully fenced, ensuring both security and privacy for its occupants.
6. **Rental Potential:** Investors will appreciate the rental income potential. Rental appraisal \$900 per week.
7. **Flat Terrain:** The land's flat terrain is not only convenient but also offers further development opportunities.

Potential for Low Density Residential – Subject to Council Approval

In short, this property presents a unique chance to secure a substantial piece of land with immediate or future development prospects, all while enjoying the comforts of a spacious home within close proximity to the town's amenities. Opportunities like this are a rarity, so act swiftly to make this exceptional property yours and seize the rewards it offers, whether in the present or down the road. Don't miss out on this extraordinary opportunity; it won't be available for long.

More About this Property

Property ID	1WQ7HGS
Property Type	House
House Size	329 hectare
Land Area	1.01 hectare
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Liveability

Aaron Riding

Elite Sales Consultant | ariding@ljhcomplete.com.au

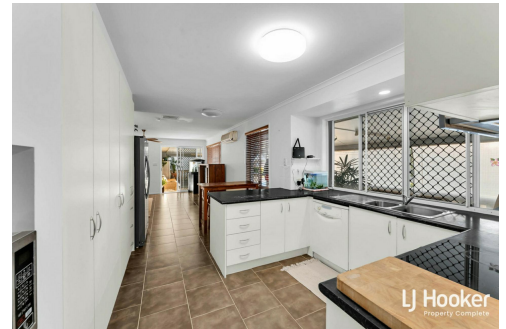
Cody Howard

Sales Consultant | choward@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



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36-40 Merton Street, Jimboomba



4 | 2 | 329 Sqm |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown



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