



33 Wilkie Street, Redland Bay

Sold By Nyree Ewings

Rare opportunity within walking distance to the water - This expansive 1,214m² property (already on two lots —Lot 114 & Lot 115) comes with council-approved plans for subdivision, allowing you the flexibility to develop, hold as a high-growth investment or both.

Key highlights:

- " Council-approved realignment —commence development on one lot while retaining the existing highset as an income-producing home or investment
- Subdivide into three lots (STCA)
- Dual occupancy or secondary dwelling/granny flat potential (STCA) - a versatile opportunity in a walk-to-water location with plenty of room for the extended family.
- Generous 30.17m frontage providing excellent design and access options
- " Solid highset brick home —featuring 3 bedrooms, a study, 1 bathroom, and a large entertaining deck upstairs
- Downstairs includes two multi-purpose rooms, huge rumpus with a bar, storage, a second bathroom, and a separate laundry
- Sparkling inground pool and a 40-foot Tri-Steel shed, ideal for storage, workshop, or home business use
- Prime location in a quiet, family-friendly street just a short walk to the water

3 2 6

FOR SALE
\$1.3M+

AGENTS

Nyree Ewings
0404 138 785
newings@ljhpc.com.au

Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.



This home is ideal for families or an exceptional opportunity to buy-and-hold, develop-now or both with the flexibility to occupy or generate income while you plan your next move. Properties offering this level of opportunity with approved subdivision and a separate home/investment property in a quiet family friendly location are rarely available —act quickly to secure it.

Additional Property Information:

- Vacant
- Built 1972
- Rental Appraisal \$820 pw
- Rates approx. \$1260pq incl water

MORE DETAILS

Property ID	BTR9F2S
Property Type	House
Land Area	1214 m2
Including	Pool Balcony Dishwasher Floorboards Built-in-Robes

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



SITE PLAN LEGEND

- | | |
|----------------|---------------------|
| 1. Lawn | 2. Driveway Parking |
| 3. Entry Porch | 4. Shed |
| 5. Water Tank | 6. Clothes Line |
| 7. Patio | 8. Swimming Pool |
| 9. Pool Pump | 10. Garage |



WILKIE STREET

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.