



9 Leahcim Street, Rochedale

SOLD BY THE GILLESPIE TEAM

On a rare double-street frontage block in one of Rochedale's most sought-after pockets, this 2,401m² landholding presents as both a development opportunity and an exceptional family lifestyle. With concept plans showing subdivision potential for up to eight lots (STCA), buyers may also be tempted to simply move in and enjoy the beautifully maintained residence already in place.

Top 5 Features at a Glance:

1. Subdivision potential STCA - concept plans with options for up to 8 blocks.
2. Expansive entertainer's home with multiple indoor/outdoor living zones.
3. Contemporary kitchen with island bench, quality appliances and abundant storage.
4. Secure garaging for 3 cars + carport, huge shed and loft storage.
5. Landscaped gardens with verandahs, patios and pergola entertaining.

Opportunities of this scale and flexibility are seldom released to the market. Spanning a generous 2,401m² with wide frontages to both Leahcim and Levoh Streets, this blue-chip Rochedale site has been earmarked for future growth. Concept plans outline subdivision potential into as many as eight lots, with alternative six-lot and four-lot

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FOR SALE

Please Call

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

configurations also prepared - including options to retain the existing residence. All subdivision outcomes remain subject to council approval (STCA), but the groundwork has already been set for developers and investors looking to capitalise on the suburb's strong demand.

While the landholding alone makes this property a stand-out, the home itself deserves equal attention. Meticulously maintained and updated, the residence unfolds across multiple light-filled living areas that balance everyday comfort with timeless style. A soaring open-plan living and dining space forms the heart of the home, complemented by a modern kitchen with sleek cabinetry, island bench and integrated appliances. Nearby, a more formal lounge offers quiet retreat, while versatile spaces suit both family life and entertaining on a grand scale.

Accommodation comprises four bedrooms, two bathrooms and a dedicated study. The master suite features a walk-in robe and ensuite, while the additional bedrooms are generously scaled and serviced by well-appointed bathrooms. Across the home, careful upgrades ensure a modern finish, with tiled and carpeted flooring, ducted air conditioning, ceiling fans and abundant natural light enhancing everyday comfort.

For entertainers, the transition to the outdoors is seamless. Wide verandahs and covered patios spill into landscaped gardens, creating multiple zones for relaxation and gatherings. A freestanding pergola sits amid the lush rear lawn, perfect for weekend barbecues or quiet evenings under the trees. With its sheer scale and manicured presentation, the backyard is as suited to large-scale entertaining as it is to peaceful family enjoyment.

Practicality hasn't been overlooked. Garaging for three cars plus an additional carport is complemented by a huge shed and a loft space offering further storage. Whether housing equipment, vehicles or tools, the capacity here is substantial.

Set within a well-established and tightly held community, the property balances its development potential with liveability. Families may be drawn to the home's warmth, its secure storage and expansive entertaining areas, while investors and developers will immediately see the upside in the site's dimensions and flexibility. With Brisbane's southside continuing to evolve and demand for quality allotments surging, the timing is ideal to secure such a versatile holding.

This is more than a land play; it is a property that offers multiple pathways forward. Build out the vision for multiple blocks, land-bank for the future, or simply enjoy the lifestyle afforded by a substantial home on an oversized allotment. Whichever option you choose, the rewards are clear.

Contact Karl Gillespie and Bailey Atherton today to discuss the possibilities and to secure one of Rochedale's most exciting current offerings.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
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MORE DETAILS

Property ID B3FYF4R
Property Type House
Land Area 2401 m2
Including Ensuite
Study
Toilets (2)
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced

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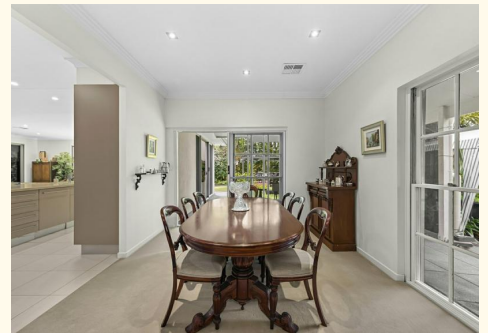
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

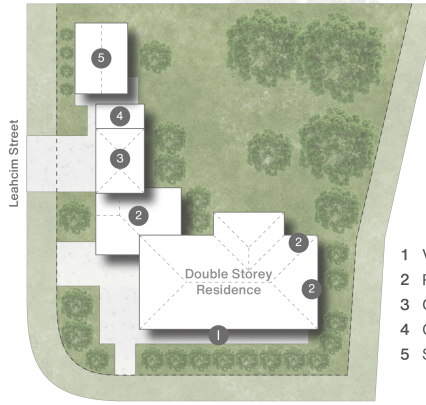
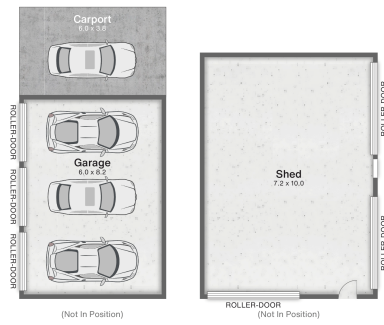
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- 1 Verandah
- 2 Patio
- 3 Garage
- 4 Carport
- 5 Shed



9 Leahcim Street **ROCHEDALE**

 4 |
  1 |
  2 |
  4 |
  439m² |
  2,401m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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