

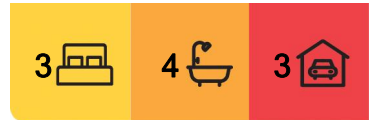
Rocklea, 15 Marshall Road

SOLD BY GARY LIU & ASSOCIATES

Unlock the doors to endless opportunities with this versatile property in Rocklea. Positioned on a sprawling 1,218sqm block, this five-bedroom home includes two separate office spaces, three bathrooms, and a rare expansive warehouse at the rear. It's a canvas for entrepreneurs, developers, or investors ready to make their mark in a location rich with convenience and potential.

Property Features at a Glance:

- Versatile multi-purpose dwelling - including 2 living spaces, 2 office rooms, 3 kitchens and lots of storage space.
- Expansive warehouse located at the rear, ideal for storage, operations, or commercial ventures.
- Spacious layout with the potential to support a range of residential or commercial developments (STCA).
- Practical interiors featuring 2x air con, 6x fans, vinyl flooring downstairs, and high ceilings



For Sale
Please Call

View
ljhooker.com.au/B2NRF4R

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LJ Hooker Property Partners
07 3344 0288

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throughout.

- Conveniently located close to parks, local shops, and public transport, ensuring prime accessibility.

This property is a hidden treasure just waiting to be uncovered. With a little imagination and some thoughtful upgrades, it has the potential to be completely transformed into something truly remarkable. Whether you're restoring its charm, maximizing its commercial capabilities, or reimagining its layout, this is a project that promises big rewards for those willing to roll up their sleeves.

Whether you're envisioning a landscaping hub, storage facility, or redevelopment (STCA), this property is your gateway to success. Close to parks, local shops, and public transport, the location makes it an ideal pick for a wide range of commercial uses.

Situated in the industrial hub of Rocklea, this property is well-connected and surrounded by established businesses, making it perfect for commercial ventures. Located just 11km from Brisbane CBD, the area is renowned for its easy access to major arterial roads, including the Ipswich Motorway and Beaudesert Road. Rocklea is a thriving area with a mix of industrial and residential facilities, ensuring a steady stream of potential customers or tenants.

Nearby, you'll find the iconic Rocklea Markets, a local institution for fresh produce, food trucks, and weekend shopping. Schools, parks, and public transport are all within easy reach, while the proximity to public transport ensures convenience for employees, clients, or residents alike. This strategic location is perfect for blending lifestyle, business, and practicality.

The property's structure and layout offer significant flexibility, providing an excellent opportunity for those looking to establish a business base or create a unique combined residential-commercial space. With plenty of scope for creative vision, this is the chance to turn potential into profit.

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More About this Property

Property ID	B2NRF4R
Property Type	House
Land Area	1218 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Fire Place Courtyard Balcony Floorboards Workshop Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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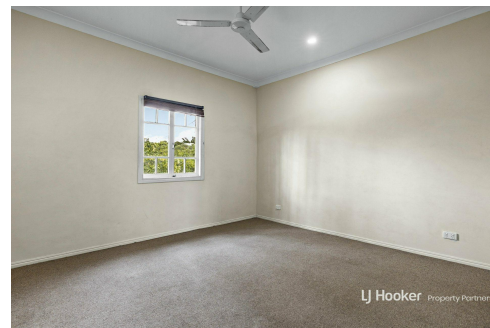
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15
Marshall Road
ROCKLEA

1,218m²

3 Bed + WFH

4 Bath

3 Car + Secure
Off-Street

Upper Internal 110m²

Lower Internal 89m²

Balcony &
Covered Externals 46m²

Carport 35m²

Warehouse & Store 305m²

Total 585m²

pdc.

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