



41 Dempsey Street, Russell Island

## 41 DEMPSEY STREET - APPROVED PLANS - RENOVATORS DELIGHT!

Positioned on the sought-after north end of Russell Island, this classic QLD'er presents an outstanding opportunity to fast-track your build or renovation with key upgrades and approvals already in place.

Set just 2kms from the ferry terminal, convenience meets potential with this well-located property offering a head start for buyers looking to create something special.

The hard work has already begun, with plans submitted and approved for a 2-bedroom + study, 2-bathroom home, giving you a clear pathway to complete the project with confidence.

Significant improvements have already been completed, including a brand-new roof and new front and rear decks, adding both value and lifestyle appeal. There is also approval in place for a carport, further enhancing the property's functionality.

All building plans and approvals are available upon request.

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**FOR SALE**  
OFFERS OVER \$299,000

**VIEW**  
By Appointment

**AGENTS**  
Scott Cooper  
0450 522 399  
scooper.bayislands@ljhooker.com.au

**AGENCY**  
LJ Hooker Bay Islands  
(07) 3409 2255

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**

- ? Approved plans for 2 bed + study, 2 bath home
- ? Brand new roof
- ? New front and rear decks
- ? Carport approval in place
- ? Located on the desirable north end
- ? Only 2km to ferry terminal
- ? Power already connected
- ? Water meter installed
- ? NBN available (running past)

Whether you're an investor, builder, or buyer looking to complete a project with much of the groundwork already done, 41 Dempsey Street offers exceptional value and potential in a prime location.

Enquire today and bring your vision to life.

Just a 20-minute ferry ride from the mainland at Redland Bay, Russell Island is perfectly positioned—40 minutes to Brisbane in one direction and 40 minutes to the Gold Coast in the other. Simply drive to Redland Bay Marina, hop on the ferry, and take a short 100m stroll to LJ Hooker Bay Islands. Your next adventure begins here.

Please call Scott on 0450 522 399 to enquire today.

### MORE DETAILS

Property ID	WE7GWY
Property Type	House
Land Area	544 m2
Including	Toilets (2)

**Scott Cooper 0450 522 399**

Sales Agent | [scooper.bayislands@ljhooker.com.au](mailto:scooper.bayislands@ljhooker.com.au)

**LJ Hooker Bay Islands (07) 3409 2255**

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