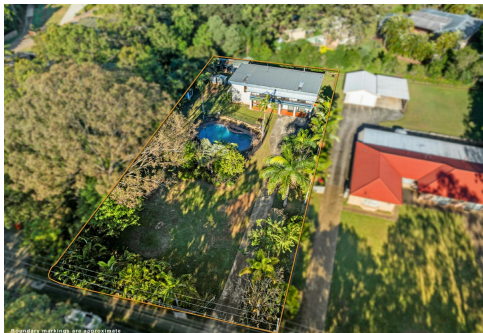


Boundary markings are approximate



Tanah Merah, 81-83 Jalan Street

PRIME DEVELOPMENT OPPORTUNITY ON 2,028M² IN GROWTH CORRIDOR

Situated in the rapidly evolving suburb of Tanah Merah, this expansive 2,028m² property presents a rare and lucrative development opportunity. Zoned Medium Density Residential, this site offers serious potential for subdivision or multi-dwelling redevelopment (Subject to Council Approval). With an existing five-bedroom, two-bathroom dwelling spread across two levels, the property also provides excellent dual income potential.

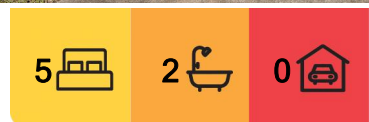
Key Features:

- *2,028m² block with wide frontage
- *Zoned Medium Density Residential
- *Dual-living layout —rent upstairs and downstairs separately
- *Located in a quiet, established street

Strategic Location:



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.



For Sale
FOR SALE

View
By Appointment

Contact
James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au
Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

LJ Hooker Property Centre
(07) 3286 2500

Transport:

- * Easy access to the Pacific & Logan Motorways
- * Approx. 25 minutes to Brisbane CBD
- * Approx. 30 minutes to the Gold Coast

Shopping & Amenities:

- * 5 mins to Logan Hyperdome Shopping Centre
- * Close to major retail, dining, and entertainment options

Education:

- * Nearby Shailer Park State High School & Loganholme State School
- * Multiple childcare and private school options in the area

Recreation:

- * Close to Tansey Park and Logan River
- * Walking trails and sporting fields nearby

Investment Highlights:

Market Growth:

- * Median house price in Tanah Merah approx. 13% in the last 12 months
- * Strong demand for developable sites in growth corridors

Rental Yield:

- * Approx. 4.3% gross yield for houses in the area
- * Dual-living layout allows savvy investors to maximise income streams

Demographics:

- * Median age 35 - predominantly families with children
- * Ideal buyer profile for townhouses or low-maintenance homes

Additional Information:

- * Vacant
- * Rental Appraisal: \$820 Per Week

Disclaimer: All information provided is gathered from sources deemed reliable; however, prospective buyers are advised to conduct their own due diligence to verify details.

More About this Property

Property ID	BTD4F2S
Property Type	House
House Size	301 m2
Land Area	2028 m2

James Carmichael 0408 455 771

Licensed Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

Nick Marshall 0435 608 324

Associate | nmarshall@ljhpc.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



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81 Jalan Street, Tanah Merah

Covered Area: 301m²



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.