







149-153 Moggill Road, Taringa

Prime Inner West Boutique Development Site

Blue-Ribbon Inner West Development Opportunity - 1,631sqm - Across Three Separate Titles

A rare opportunity to secure a substantial development site in one of Brisbane's most sought-after inner-west locations, offering immediate holding income and significant future development potential.

Key Highlights
Total land area of 1,631sqm across three separate titles.
Zoned Low-Medium Density Residential (LMR) with no demolition control affecting the existing dwellings.
Elevated, flood-free position with desirable northern aspect views.
1km to Indooroopilly Shopping Centre, 1.2km to Toowong Village, and less than 5km from the Brisbane CBD.
Excellent transport connectivity with bus stops approximately 40m away and Taringa Train Station within 150m.
Close to major educational institutions including The University of Queensland, Brisbane Boys' College, St Peters Lutheran College, Indooroopilly State High School and Brigidine College.
Surrounded by local retail, dining, medical and lifestyle amenities.

- 149-151 Moggill Road

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.

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FOR SALE
$3,100,000 +

VIEW
By Appointment

AGENTS

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AGENCY

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LJ Hooker

Renovated 3-bedroom, 1-bathroom residence with additional toilet.
Currently leased at $680 per week.

- 153 Moggill Road

Dual-level 5-bedroom, 2-bathroom residence with additional toilet.
Currently leased at $820 per week.

There are multiple Value-Add Opportunities. Land bank and benefit from a combined holding income of $1,500 per week while positioning for future precinct growth. Potential to further expand the development footprint through adjoining site amalgamations. Or, develop immediately to capitalise on strong demand for new housing and record apartment sales achieved throughout the area.

Subject to Council approval, a range of development outcomes may be achievable, with local precedents supporting enhanced height and density outcomes above code. An architectural concept scheme has been prepared demonstrating one potential development outcome for the site.

Disclaimer:
All information is provided in good faith and has been obtained from sources believed to be reliable; however, no warranty or representation is made as to its accuracy, completeness, or correctness. Measurements, figures, floor plans, images, photographs, and descriptions are indicative only. Photographs may include virtual staging, digital enhancement, or altered furnishings for illustrative purposes. Bective Pty Ltd t/a LJ Hooker St Lucia and the seller accept no liability for any loss or damage arising from reliance on this information. Interested parties must rely on their own enquiries, inspections, and independent legal, financial, and building advice before proceeding.

MORE DETAILS

Property ID	1NAHYT
Property Type	House
Land Area	1631 m2
Including	Study
	Air Conditioning
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced











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