



30 Khandalla Street, Upper Mount Gravatt

## Dual Income Today - 8 Storey Potential Tomorrow

Being sold along with 32 Khandalla Street - a 1,204m<sup>2</sup> combined site.

Presenting an exceptional landholding opportunity in one of Upper Mount Gravatt's most strategic growth corridors. Offering immediate dual-income flexibility and positioned within HDR1 High Density Residential zoning (up to 8 storeys), this is a rare chance to secure both cashflow and future development potential in one decisive move.

Features at a Glance:

1. HDR1 High Density Residential zoning - up to 8 storeys (STCA).
2. Wide combined property frontage of approximately 32.2 metres.
3. Four self-contained ensuite bedrooms with individual kitchenettes.
4. Flexible layout ideal for room-by-room rental income immediately.

Set on 592m<sup>2</sup> block with a 15.9m frontage, 30 Khandalla Street presents as a highly adaptable income-producing residence. Each of the four bedrooms includes its own private ensuite and kitchenette, creating a configuration perfectly suited to individual leasing. Whether targeting student accommodation, shared living arrangements, or holding for future uplift, the current layout supports strong rental flexibility.

4 4 1

**FOR SALE**  
FOR SALE

**VIEW**  
By Appointment

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**AGENCY**  
LJ Hooker Property Partners  
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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

The home is lowset brick veneer with a tiled roof and offers split system air conditioning. Internally, the configuration is practical and low-maintenance, while externally the property includes a rear patio area and a shed. A single driveway car space services the home.

The real opportunity, however, lies beyond the existing dwelling.

This property will be sold together with 32 Khandalla Street, which offers a 3-bedroom, 1-bathroom, 1-car configuration on a 612m<sup>2</sup> block. Together, the two sites create a substantial 1,204m<sup>2</sup> landholding with approximately 32.2 metres of combined frontage.

Positioned within HDR1 High Density Residential zoning, the site supports development of up to 8 storeys (STCA), placing it firmly within Upper Mount Gravatt's evolving urban landscape. With continued infrastructure growth and demand for higher-density living near major retail and transport hubs, this location represents strategic long-term positioning.

Adding to its appeal, the property is within walking distance to Westfield Garden City, major bus interchange routes, and key arterial connections, reinforcing both tenant demand today and development viability into the future.

Opportunities to secure over 1,200m<sup>2</sup> in HDR1 zoning within this tightly held pocket are exceptionally rare. Whether you are a developer seeking your next project, an investor land-banking for future uplift, or a buyer wanting income while planning ahead - this is a compelling acquisition.

Contact Alex Fan for further information.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

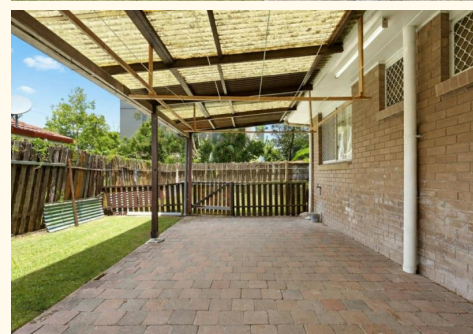
Property ID	B41EF4R
Property Type	House
Land Area	1204 m <sup>2</sup>
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced

**Alex Fan 0451 106 888**

Agent/Independent Contractor | alexfan@ljhpp.com.au

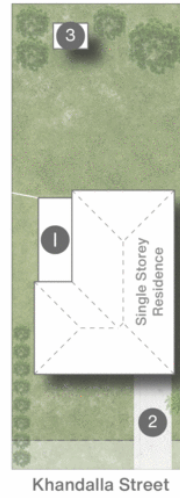
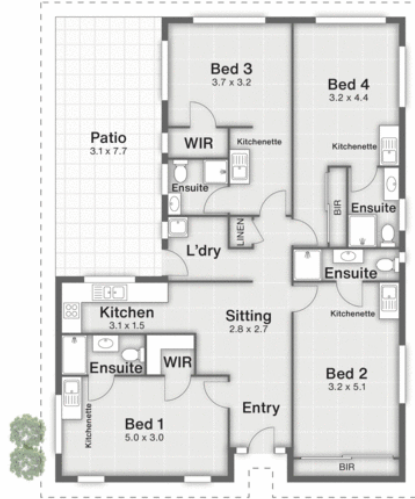
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- 1 Patio
- 2 Parking
- 3 Shed



(Not In Position)



30 Khandalla Street UPPER MOUNT GRAVATT

4 | 4 | 1 | 136m<sup>2</sup> | 592m<sup>2</sup>

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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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