



## West Ipswich, 16 Clay Street

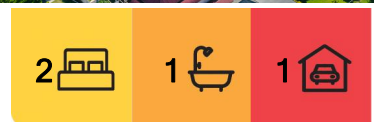
DEVELOPMENT APPROVAL FOR 6 RESIDENTIAL TOWNHOUSES – CBD FRINGE LOCATION ON 2 TITLES

Fantastic opportunity for developers in a prime CBD fringe location, just a short stroll to "Top of Town" in the Ipswich's CBD. There is extremely limited supply of new residential land available in this high demand location, so don't miss your chance to secure this DA Approved primo site.

- DA Approved for 6 x 4 bed, 2.5 bath, 2 car townhouses
- Total land size, 972m<sup>2</sup>
- Two Titles
- Zoned RHD; CBD Residential High Density &#x26; CHM; Character Housing Mixed Density
- Flood Free



**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**

DA Approved – Present Offers!

**View**

By Appointment

**Contact**

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**LJ Hooker Ipswich | Fernvale**  
**(07) 3281 4305**



•House currently on site can be rented for passive income until new owner is ready to develop and can be retained in new development to minimise costs and maintain street appeal.

Fantastic CBD fringe location with nearby surrounding amenities including:

- Just 200m to Bunnings, fast food restaurants & cafés
- 300m to Ipswich West State School & Denmark Hill conservation reserve (parkland)
- 600m to Top of Town (with shops, cafes, restaurants and more)
- 600m to Ipswich Grammar School
- 750m to Ipswich Hospital
- 950m to Train Station & Nicholas Street Mall Development (inc upcoming cinema)
- 3 min drive to Coles/Officeworks/liquorland
- 5 mins to Major Shopping Centre - Riverlink (Coles, Woolworths, K-Mart, Target, Aldi & 160 Specialty Stores)

\*Contact us NOW, for more details or a copy of the approved plans for this opportunity.

## More About this Property

<b>Property ID</b>	G6PHR9
<b>Property Type</b>	House
<b>Land Area</b>	972 m <sup>2</sup>

### Leanne Arifovic

Senior Sales Agent | [larifovic.ipswich@ljhooker.com.au](mailto:larifovic.ipswich@ljhooker.com.au)

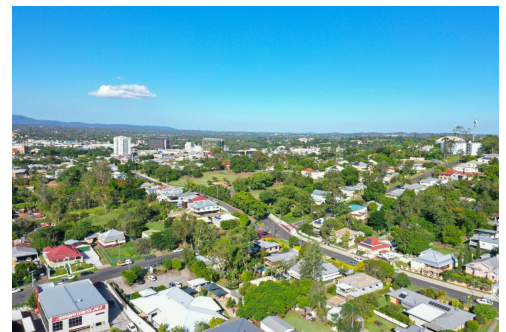
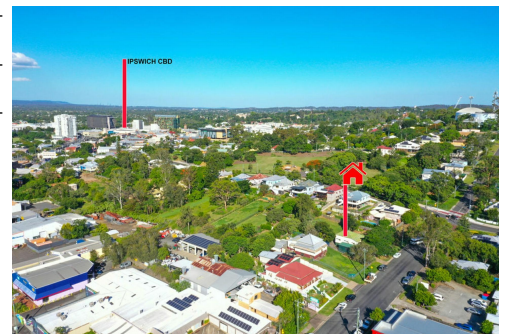
### Bryce Lee

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