



LJ Hooker Property Partners

Boundaries and dimensions are approximate only  
Interested parties should conduct their own independent enquiries



## Wynnum, 20 Drayton Terrace

SOLD BY FARAZ PEYMAN

Five-storey development with a same sized block already in this street and with the added advantage of this site being a corner block. Planning department have shown a positive interest in allowing a similar project on this site subject to approval. Walking distance to all that makes Wynnum so popular with buyers of all ages, this 809m2 block is a developer's dream with medium density residential zoning and scope to sub-divide (STCA).

### Highlights:

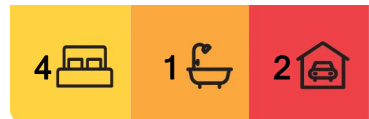
- Prize position on corner of Drayton Tce and Dibar St
- Possible sea views from upper floors depending on design
- Knock down the old house to make way for your development plans (STCA)
- Potential to subdivide or explore up to 5-storey development (flats, units, apartments)

### STCA

- 5-minute walk to train station, 10 to Florence St dining, Woolies/Coles, 15 min to shorefront



**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**  
Please Call

**View**  
[ljhooker.com.au/B2Y6F4R](http://ljhooker.com.au/B2Y6F4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

- 5-minute drive to Wynnum Golf Club and Wynnum Plaza (Kmart), only 20 min to the Airport

Existing development across the road provides a good indication of what is possible on this prize site. Redevelopment is exploding in this area and has seen so many of the older homes, their best years behind them, removed to create mid-size residential complexes that give so many more people the chance to live in and enjoy bayside life.

This particular location is an absolute cracker - with the train station, the vibrant village-like feel along Florence St - with its great eateries, cafes, community hub and supermarkets - all accessible on foot. Even the shoreline itself, the jetty and Wynnum Wading Pool are only 15-minutes' walk! Enjoy the Saturday weekly outdoor market and a choice of great places to eat including the super popular Manly Harbour Boat Club overlooking the marina.

Other amenities are an easy drive, like Wynnum Golf Club and Wynnum State High (3 - minutes), Manly State School (5), Iona College (7) and Brisbane Airport an easy 20-minute drive on the Gateway.

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## More About this Property

<b>Property ID</b>	B2Y6F4R
<b>Property Type</b>	House
<b>Land Area</b>	809 m2
<b>Including</b>	Air Conditioning Secure Parking

**Faraz Peyman 0424771557**

Agent | farazpeyman@ljhpp.com.au

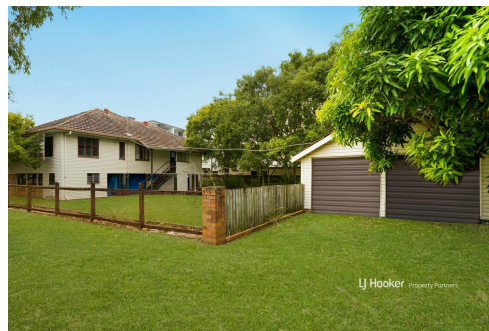
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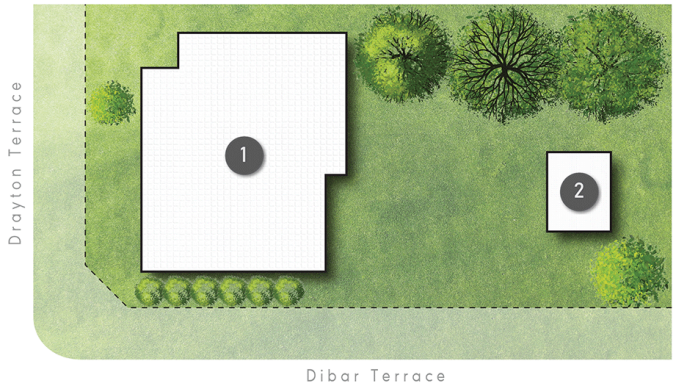
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**LEGEND**  
 1 RESIDENCE  
 2 GARAGE



20 Drayton Terrace WYNNUM

4 | 1 | 2 | 232m<sup>2</sup>

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