

171-187 Kenny Road, Chambers Flat, Qld 4133

Acreage For Sale

Tuesday, 7 January 2025

171-187 Kenny Road, Chambers Flat, Qld 4133

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 12 m2

Type: Acreage



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Quyên Nguyễn

Expressions of interest

For the astute developers/investors out there with future foresight, this beautiful 31.83 Acres (12.88Ha) property should be strongly considered as part of your property portfolio. Although currently zoned as "Rural", there is a strong likelihood that this site and others along this road will be included in the State Governments "urban footprint" as part of their emerging communities planning within the next few years. Once in the urban footprint, there is ample opportunity to sub-divide between 150 to 169 blocks at 400sqm's each. At the current price you're looking at \$35 per sqm, but once in the zone it'll automatically be around \$120 per sqm (with no DA). There are other sites in the suburb that have sold with no DA (but in the zone) at around \$120 per sqm already. And also the opportunity for proposed site works to obtain back fill of low laying areas of land (flood affected) and raise land accordingly to fit in more lots. All of this is subject to council approval. The land is flat and backs onto the Logan River and free of trees. With the Sewerage Treatment Plant being built by council just 2km's away, services will be available to this site real soon. A drive by is highly recommended just to feel how special this site is. Whilst land banking, there is ample opportunity to generate strong income such leasing out for farming, agricultural purposes or even livestock. Can also put on the land a few modular homes to generate additional income as well. Chambers Flat is a quiet suburb and minutes drive to the ever expanding Logan Village precinct with amenities like Woolworths, Post Office, Banks, Schools, Fast Food and only 45 minutes to Brisbane CBD and about the same time to the Gold Coast. A comprehensive Information Memorandum (IM) has been prepared highlighting the outstanding opportunity for this rare site. Please don't hesitate to contact Natalie Ma or Quyen Nguyen for more information.