

**18 Davis Lane, Brendale, QLD, 4500**



**House For Sale**

Thursday, 24 October 2024

18 Davis Lane, Brendale, QLD, 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## 25 Acres, 100,000+ sqm, 30 minutes from the CBD!

This special and exciting opportunity showcases 25 acres, or 101,480 sqm in the metric system, of flat, useable land only 30 minutes from the Brisbane CBD. With a beautiful Homestead positioned at the front of the block in an elevated position, the property has both residential and commercial opportunities. This is a solid investment in your future wealth.

The residential opportunities are self-explanatory. This home is perfect for those looking for a Country Lifestyle with the benefit of suburban infrastructure, whether it is a complete lifestyle change or for those living in the hustle and bustle of the inner city looking for a 'weekender' where the kids can get outdoors, ride dirt bikes, gallop horses or raise some cattle.

The bonus is the future commercial opportunities relating to potential wealth creation. Testing has shown the property sits on a sizeable quantity of river gravel, with nearby sand mining benefiting significantly from the resource. The property is fully integrated with a pump irrigation system fed from the South Pine River, while the main house benefits from using Bore Water. This property is nestled behind the commercial elements of the Brendale area, with various businesses looking for expansion. Turf farming is strong in the area, and there is a constant call for 'hard-stand' storage.

All of this is underpinned by a Homestead with wrap-around verandas that would take pride and place in any ranch-style property. The features include but are certainly not limited to:

- \* 4 bedroom home with 2 bathrooms, plus multiple living areas in a built-up position;
- \* Extensive veranda wrapping the home made of hardwood sourced from Fraser Island;
- \* Built circa 1990, and designed to take advantage of the orientation & natural elements;
- \* Full timber kitchen with breakfast bar, significant pantry, wall oven & ceramic cooktop;
- \* Hardwood Milne-Dried Spotted Gum floors, feature timbers including ornate fretwork;
- \* Main living room showcases a natural fireplace with direct access to the verandas;
- \* Large Master Bedroom houses a natural fireplace, Walk-In-Robe & ensuite bathroom;
- \* Remaining 3 bedrooms are well supported by a central bathroom next to laundry area;
- \* Living areas benefit from double glass doors, with casement windows throughout;
- \* Detached workshop with 4 bays for cars, tractors & extra covered area for machinery;
- \* Fully irrigated farm with room for 25 to 30 head of cattle, water pumped from the South Pine River, Bore water to the main residence and a 2 x 5kw solar system.

Brendale, a sought-after suburb, owes its popularity to its prime location surrounded by essential amenities. It is just a 5-minute drive to Strathpine Shopping Centre, which houses Coles, Woolworths, Aldi, and major banks. Public transport is easily accessible, with two bus stops on Nicol Way and Strathpine Train Station a convenient 10-minute stroll away, offering travel options both North and South.

Within a 5-kilometre radius, discover reputable schools such as Strathpine West State School, Bray Park State School, Bray Park State High School, Strathpine State, and the renowned St. Paul's, ensuring quality education options.

For sale by Expressions of Interest, closing 5pm 20 November 2024, unless sold prior. Inspections by qualified appointment. Embrace the opportunity to make a strategic investment in your future wealth!

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Note: This property is being sold by Expression of Interest and has not nominated a price. The website may have filtered the property into a price bracket for website functionality purposes only.