

1864 Creek Road, Cannon Hill, QLD, 4170



House For Sale

Wednesday, 8 January 2025

1864 Creek Road, Cannon Hill, QLD, 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 604 m2

Type: House



Bruce McIntyre
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Explore The Potential with this 604m2 HDR Zoned Property Opportunity....

.Recently rezoned HDR, this 604m2 allotment with an expansive 20-metre frontage presents the ideal opportunity for a new multi-unit residential development or 3 separate dwellings.

Just 7km from Brisbane's CBD, the site is ideally located opposite Cannon Hill Plaza, bus interchange, and Homemaker Centre (with Bunnings). Town planning advice indicates the site is suitable for a small apartment building (recommended 8 or 9 x 1-bedroom units over two levels) plus 10 parking spaces on the ground floor. Alternatively, scope exists for 3 individual townhouses or 3 separate allotments with street frontage.*.

Currently accommodating a leased 3-bedroom post-war home until January 2026, the property's holding costs can be minimised during the planning and approval stages. Alternatively, investors may wish to landbank with a view to future development (potentially procuring post-war properties on either side to enable a much larger project).

Either way, this versatile land parcel is a rare offering.

Location Highlights

- 4 min walk to bus station- express connections to CBD, universities, northern and southern suburbs -Walking distance to Cannon Hill or Murarrie Train stations
- 5 min walk to Coles, Woolworths, Aldi, Kmart, fresh food grocers, specialty stores and banks
- 4 min walk to cafes, huge selection of eateries including Guzman and Gomez, Grill'd, & sushi
- 3 min walk to medical centres, pharmacies, fitness amenities, vet, Bunnings, Rebel Sport, Pillowtalk
- Approx 5 min drive to Cannon Hill State School, St Oliver Plunkett primary or Cannon Hill Anglican College; coveted Balmoral State High School catchment
- Stroll to parkland, scenic bushland walking tracks and recreational reserves
- 5-minute drive to the new Minnippi public golf course and driving range
- 8-minute drive to Westfield Carindale with Myer, David Jones, Target, and cinemas
- Swift access to the CBD, Airport, Moreton Bay and Gold or Sunshine Coast via nearby arterial roads
- 7km to the CBD; 2km to the Gateway Motorway on-ramp North and Southbound

Property highlights at a glance:

- HDR- zoned 604m2 allotment with 20m frontage & 30m depth; Multi Unit Development potential
- Current 2-level 1970's-built post-war home (leased until January 2026) may be removed*
- 3 bed 1 bath, hardwood floors, ceiling fans, large deck & fully fenced yard; 2 car garage
- Town planning advice indicates the site is suitable for a small apartment building (8 or 9 x 1-bed units over two levels) plus 10 parking spaces, 3 townhouses or 3 separate allotments with street frontage*.
- Option to landbank for future development (potentially procuring properties on either side to enable a larger project).
- The primary site issue identified is garbage collection. The council policy is generally onsite collection but there is not enough room for 16 x 240L individual bins on the 20 m frontage; so a management policy of shared waste bins will be required. Shared collection using 12 x 360L kerbside bins will leave an adequate 8 metres for the driveway.
- Council/ Town planning reports are available upon request

*All subject to Brisbane City Council Approval