

224 Avoca Road, Avoca, QLD, 4670

House For Sale

Friday, 15 November 2024



224 Avoca Road, Avoca, QLD, 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Katelyn Black



Grace Dempsey

## **Prime Development Opportunity on Expansive 5,463m<sup>2</sup> Block**

Located in the highly sought-after area of Avoca, this exceptional 5,463m<sup>2</sup> property offers tremendous potential for savvy investors, developers, or homeowners looking for space, privacy, and future growth. With a solid 3-bedroom brick home already in place, this property is ready to accommodate your needs while you explore its development possibilities.

The existing home features three generous bedrooms, a functional living area, and a practical layout that's perfect for comfortable family living or as a rental investment. Whether you choose to renovate, extend, or simply hold onto the property while you plan its future, it's a solid foundation for whatever you envision.

The real value of this property lies in the land itself. With over an acre of flat, usable space, the block presents a fantastic opportunity for future development (subject to council approval). You could explore options for subdivision, create multiple dwellings, or simply enjoy the expansive space for future projects. The large double-bay shed further adds to the appeal, offering ample storage, workspace, or room for additional vehicles.

The location of this property only adds to its desirability. Offering easy access to local schools, public transport, shopping centres, and recreational facilities, it provides the perfect balance of privacy and convenience.

Whether you're looking for a property with long-term investment potential or a spacious family home with room to grow, this rare find offers the best of both worlds. Opportunities like this don't come around often – don't miss your chance to secure this prime piece of real estate!

Contact Michael, Katelyn or Grace today to find out more about this exciting opportunity.

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