

47 Dittmann Road, Avoca, QLD, 4670



House For Sale

Monday, 28 October 2024

47 Dittmann Road, Avoca, QLD, 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Ethan Hyde
0482950441

Prime Development Opportunity in Avoca - 10,120sqm Block with Potential for Rezoning

Situated in the heart of Avoca, this 10,120sqm block offers a rare opportunity for developers or investors. The property currently features a solid 3-bedroom brick home, but its true potential lies in the expansive land and its strategic location.

Just a short walk from Sugarland Shopping Centre, Woolworths, Sugarland Tavern, and Avoca School, this site offers incredible convenience for future developments. A road at the rear of the property is ready to be extended, further enhancing the potential for residential expansion.

While currently zoned for low-density use, the local council has suggested it could be possible to rezone to medium density, opening the door for higher density housing or townhouses.

Property Highlights:

- 10,120sqm Block
- 3-Bedroom Brick Home
- Walking Distance to Major Shops and Schools
- Road Access at Rear for Future Development
- Zoned Low Density with Potential Rezoning (Subject to Council Approval)

Whether you're looking to landbank or capitalize on the rezoning potential, this Avoca property offers significant upside in a growing area.

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Prospective buyers are advised to carry out their own due diligence and consult with legal, financial, or other professionals as necessary. Measurements, boundaries, and property details are approximate and may vary. This listing does not constitute an offer or contract, and the seller reserves the right to accept or reject any offer at their discretion. Property zoning and development potential are subject to council approval, and buyers should verify with the relevant local authorities.