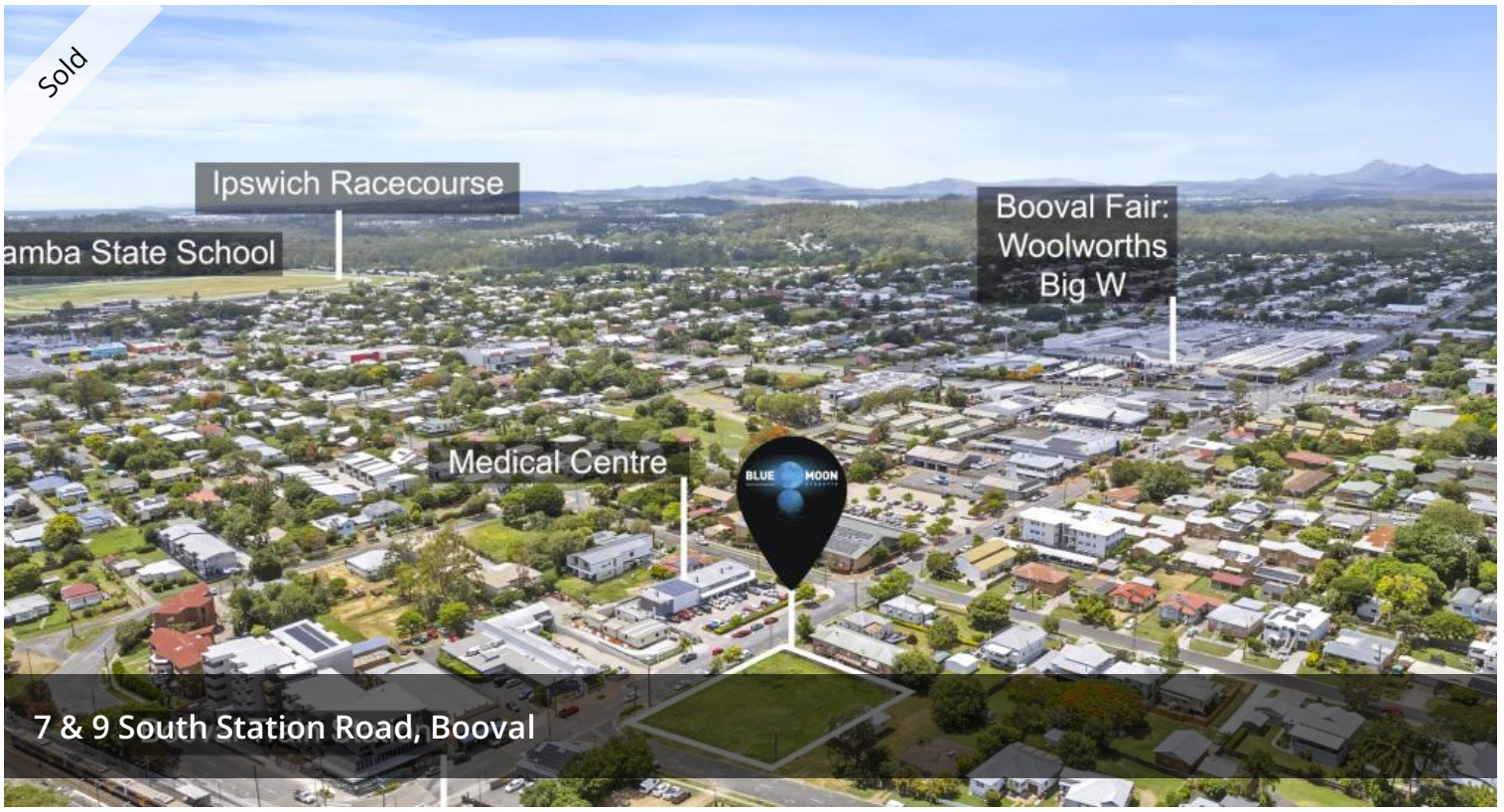








MULTI-STOREY MAJOR CENTRE ZONE – 7 & 9 SOUTH STATION ROAD – 1,854M² OF MIXED USE DEVELOPMENT POTENTIAL

Two (2) prime blocks combined into 1,854m² of **FLOOD FREE Major Centre Zone**, under the fresh Ipswich City Plan 2025 – your ticket to a mixed-use golden opportunity!

Steps from the train station, Aldi, and surging foot traffic in Booval's heart.

Combined 1,854m² + High-Rise Zoning. Council are open to zero boundary setbacks and awnings over footpath.

BONUS: The two (2) bedroom dwelling previously being No.9 has been demolished by the Sellers to save the Buyer/s time and money for their future development process.

UNLEASH THE POSSIBILITIES:

• Retail Powerhouse: Shops, supermarkets – capture 20k+ locals!
• Foodie Havens: Restaurants, cafes, bars – Booval's next dining strip
• Office/Commercial: Medical, gyms, pro suites.
• Mixed-Use Magic: Tower blending it all – max yields, endless cashflow.
• Wild Cards: Hotel, cinema, childcare – zero limits!

BUILD TALL & DENSE – City Plan now expects it!

• Up to 45m+ heights – stack stories of profit!
• High-density heaven: Generous FSR, zero setbacks on the front boundaries.

1,854m2

Price	SOLD
Property Type	Residential
Property ID	11775
Land Area	1,854 m2

AGENT DETAILS

Colin Street - 0417 795 853

OFFICE DETAILS

North Lakes
SHOP 15 9 Discovery Dr North Lakes, QLD, 4509 Australia
0413351603

FLOOD-FREE – Elevated & resilient. Site cleared – shovel-ready!
(All options listed are STCA)

This isn't land; it's your legacy development.

Expressions of Interest requested in writing.

ALL WRITTEN OFFERS AND INTERESTS TREATED IN STRICTEST CONFIDENCE!!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.