







PERFECT BUILDING BLOCK (LOT 6516) IN A SOUGHT-AFTER BANYA LOCATION

1 1 554m2

Price	Contact Agent
Property Type	Residential
Property ID	12037
Land Area	554 m2

Positioned in the popular and growing suburb of **Banya**, 23 Leven Circuit on QLD's Sunshine Coast, presents a rare opportunity to secure a generous **554m²** vacant allotment in a quality residential neighbourhood.

Boasting an impressive 17.5-metre frontage and 31.75-metre depth, this well-proportioned block provides exceptional flexibility to design and build your ideal home. Fully fenced and retained, the block offers a significant head start for your building plans while helping to reduce future site preparation costs. With only one adjoining neighbour, you'll also enjoy an added sense of privacy and openness that is increasingly difficult to find. An added bonus is the two visitor car parks located in the adjoining side lane, providing convenient off-street parking for family and guests.

Whether you're planning a spacious family residence, a contemporary entertainer or a low-maintenance lifestyle home, the generous dimensions provide endless possibilities (subject to relevant approvals).

Enjoy the convenience of living just moments from local schools, childcare centres, parks, sporting facilities, Nirimba shopping precinct, cafés and Banya train station. With easy access to the Gateway Motorway, Brisbane Airport and the Brisbane CBD, this is a location that

AGENT DETAILS

Trevor Jones - 0488 999 156

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

perfectly balances lifestyle and connectivity.

Property Features

- Generous 554m² vacant allotment
- Wide 17.5-metre frontage
- Approx. 31.75-metre depth
- Fully fenced and retained, flat land
- Only one adjoining neighbour for added privacy
- Two visitor car parks adjoining the side lane for family and guests
- Excellent building envelope, offering flexibility in home design
- Established, family-friendly neighbourhood
- Close to schools, shopping, parks and public transport
- Easy access to Brisbane Airport, the Gateway Motorway and Brisbane CBD

Opportunities to secure a fully prepared block of this size and quality in Banya are becoming increasingly rare. Whether you're building your forever home or investing in one of Brisbane's most accessible northern suburbs, 23 Leven Circuit is an outstanding opportunity not to be missed.

Contact us today for further information or to arrange an on-site inspection.

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.