



383 Old Bay Road, Burpengary East



MASSIVE PRICE REASSESSMENT! LIFESTYLE BUY, OR WAIT TO DEVELOP? IT'S YOUR CALL!

A change in circumstances means that this terrific acreage property **MUST** now be Sold ... and **FAST!** With Settlement before Christmas the aim, the Seller has adjusted her price expectations by a whopping six-figure sum. So make no mistake: We are here to **SELL!**

This home on 8000sqm of flat, elevated and flood-free land looms as an ideal strategic buy, especially in light of the recently announced new town plan. That's just under 2 acres of fully-usable land at your 'disposal'!

It presently comprises a comfortable, low-set (wheelchair accessible) home with Colorbond roof; 3 bedrooms; freshly tiled through much of the living areas; plus a separate room ideal for an office setup or home-run business etc. The property currently boasts an outdoor living area; in-ground pool; and also a number of large, fully-fenced yards (presently and previously used for raising medium to large size dogs). And with 2 sheds and a carport you can cater for all the vehicles you could possibly need (up to 7 or 8 spaces).

Importantly (and effective as of 1st February 2016) the new Moreton Bay Regional Council Planning scheme announcement means this property is now zoned as "Emerging Community" in a Transition precinct; meaning it is presents a potential future development opportunity (subject to DA approvals and infrastructural requirements). More information can be

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Price	SOLD
Property Type	Residential
Property ID	1905
Land Area	8,000 m ²

AGENT DETAILS

Anthony Jeffress - 0414 911 621

OFFICE DETAILS

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

obtained from the Moreton Bay Regional Council (website:
www.moretonbay.qld.gov.au).

With other developments nearby already up and running and others being in the pipeline or planning stage it should be evident that this property represents a unique opportunity for the astute buyer or investor to strike while the iron is hot; particularly those who have an eye firmly on the future direction which has been earmarked by local and state authorities for this thriving area.

Be sure to contact me today for further information; before it's too late.

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.