

Under Contract



43 Kempster St, Sandgate



## MASSIVE 1012M2 BLOCK WITH SUBDIVISION POTENTIAL !!

Here's a great opportunity to get your hands on a large parcel of bayside land to build your dream home on, or for a development site to build two new spec homes from.

Located in a prime position, this property boasts a 20-metre frontage and a huge block size of 1012m2, which could offer two land parcels with 10m frontages and 506sqm blocks if split.

Convenience is at its prime. Just a stone's throw to the popular Sandgate village-township with its eclectic array of boutique shops and cafe/dining options as well as the train station, while the waterfront is only 1.3km away.

This neat 4-bedroom home offers exceptional land value while savvy purchasers will see the massive potential for a property overhaul.

Features we love:

- Ripe for development (1012m2 - STCA)
- Subdivide into 2 blocks (subject to DA Approval)
- Fully fenced level block
- Opposite sporting fields
- Walking distance to the town centre and waterfront
- Wide 20-metre frontage
- Block dimensions- 20.1 mtr frontage x 49.5 mtr in depth

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Price	Offers over \$950,000
Property Type	Residential
Property ID	10601
Land Area	1,012 m2

### AGENT DETAILS

Jason Gayler - 0403 623 863  
Nigel Lucas - 0413 351 603

### OFFICE DETAILS

Zillmere  
378 Zillmere Rd Zillmere, QLD,  
4034 Australia  
0403623863



Location:

- 50 metres to Cricket and sporting ovals
- 577 metres to Sandgate State School
- 900 metres to Sandgate town centre
- 931 metres to train station
- 1km to Sandgate State High School
- 1.3km to the Sandgate's waterfront
- 2.5kms to iconic Shorncliffe Pier
- Only 13 minutes to Brisbane Airport & 29 minutes to Brisbane City

For further information and to arrange your private inspection, please contact Jason Gayler.

*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.*