



## Logan Reserve, 204-208 & Logan Reserve Road

RIVERFRONT 8.09 HA. ON 2 TITLES AND ONE BIG OPPORTUNITY

Meet the agent on Site each Friday at 1pm to 2pm

20 acres within the urban footprint and nestled amid small lot subdivisions yet with rural views to Tamborine Mountain is as rare a rocking horse poo. Even rarer is such an offering having a DA approval in place for a small acreage subdivision ranging in size from 5603m<sup>2</sup> to 2.52 hectares. The owner's plans have changed and quitting this property allows them to progress another project, so they are in the market to sell it not on the market to keep it.

If you are looking for a small development project of your own, or simply wishing



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 8.09 ha

**For Sale**

TENDER CLOSING 29/7/21 @ 4PM

**Contact**

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**LJ Hooker Browns Plains**  
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to take advantage of a rural lifestyle with urban convenience, this property should be on your must investigate list. Currently generating revenue from roadside signage and agistment, you will have an income while your plans are under way.

Fronting the Logan River and bordered by two street frontages and designated parkland it is an idyllic oasis. However, schools, shops and Tygum Lagoon reserve are a few minutes away and Logan Motorway access is a 5-minute drive giving access to the Brisbane CBD in 30 minutes and the Gold Coast recreational facilities in a mere 40 minutes. A quick trip south finds you entering the Scenic Rim with great weekend recreational destinations like Lamington Plateau, Binna Burra , Canungra and Tamborine .

If you have development ambitions for this property, all the hard work for a development approval is already done. However, this property is ideally suited to marketing gardening, propagation nursery, stock grazing or a business requiring room to park machinery and equipment. A double storey house shell with town water and electricity could serve as a storage facility or shed for your future plans or be removed to site your new home in a magnificent hilltop position with uninterrupted 360degree views.

There are so many options but just ONE opportunity. Offers by tender will allow interested parties to particularize their individual conditions of sale for the vendor to consider. Full information and tender documents can be obtained from the Marketing Agent.

NOTE: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



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## More About this Property

<b>Property ID</b>	3WS3F29
<b>Property Type</b>	Residential
<b>Land Area</b>	8.09 ha

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