

**FOR SALE**

## 92 Northwood Drive, Burpengary East

Build your dream homestead amidst stunning natural surrounds, or subdivide (subject to council approval) and sell for profit in this highly sought-after location. The choice and opportunity are entirely yours!

Occupying the largest block and arguably best position within the popular Northwood Estate, this property comprises an impressive 4.47 acres (or 1.81 hectares) of level, usable land with three dams, newly improved topsoil and dual street access.

Situated at the end of the Northwood Drive cul-de-sac, the property also offers frontage onto Coach Road, creating ample

**Price:** Contact Agent

**View:** [remax.com.au/property-details/21275501](https://remax.com.au/property-details/21275501)

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access opportunities for any future subdivided lots. Whether you plan to build or subdivide, the 'rural residential' zoning suggests multiple possibilities.

And given most of the surrounding properties are around 3,000 sqm, this property's unique size and position make it a rare gem indeed.

A recently obtained contour survey demonstrates the property's subdivision potential plus the option of an increased building envelope to accommodate a huge homestead (all subject to council approval).

Extensive works have already been done to improve drainage on the property, including grading and top soiling, and construction of the three dams.

Other improvements include a new colourbond boundary fence at Northwood Drive end of the property with an electric entry gate to a 1,024 sqm handstand area. Power and water are both installed, with working meters, and the property is currently used for glamping weekends and container storage.

Burpengary East is a fast-growing residential area, equidistant from Brisbane and the Sunshine Coast. This property in particular offers excellent access from the M1, belying its peaceful location and natural beauty.

Local shopping and commercial amenities are rapidly growing - there's a new Woolworths under construction just 2 minutes away, adding to the current HUB shopping centre, plus a future Westfield and commercial development just around the corner.

Don't miss this rare and exciting opportunity to build or develop your dream in this popular residential location. Contact Chris Elliman to register your interest today!

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