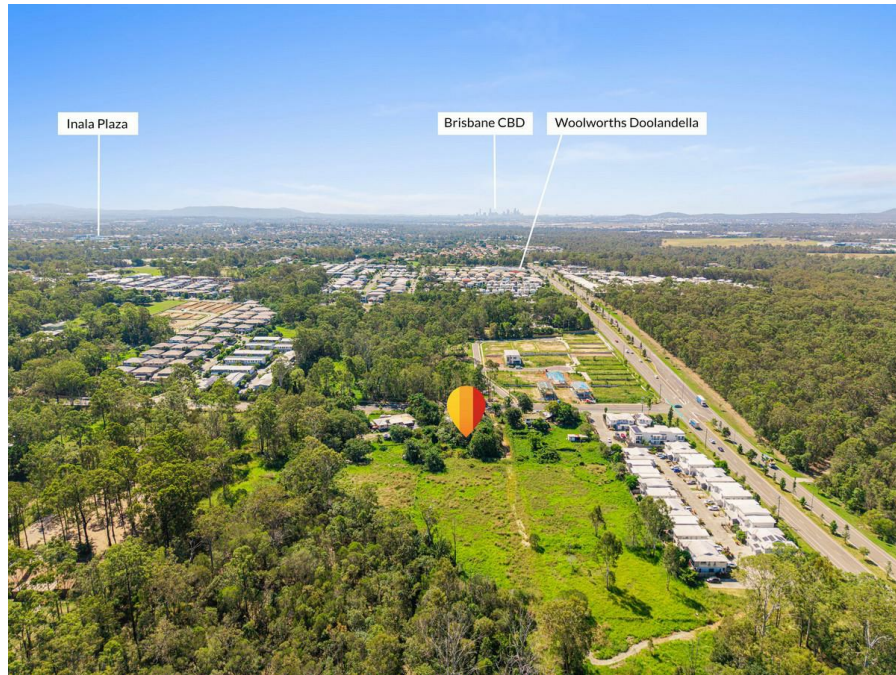


12 - 26 Cloverdale Rd, Doolandella, QLD 4077

EXPRESSION OF INTEREST

Acreage 5  3  4 



## PRIME 6.34HA DEVELOPMENT SITE ? ONLY 22KM TO BRISBANE CBD WI

An exceptional opportunity to secure one of Doolandella's most significant remaining development sites, positioned within Brisbane's rapidly growing south-west corridor.

**Open for Inspection**

By Appointment.

Spanning approximately 6.34 hectares, 12i½26 Cloverdale Road presents a rare chance for developers, land bankers and investors to capitalise on a substantial holding with the potential for townhouse lots plus additional residential lots\*.

With extensive town planning work already undertaken, the property offers a strong foundation for future development and the opportunity to fast-track the next stage of the project.

Situated just 22 kilometres from the Brisbane CBD, the site is surrounded by established residential communities and sits within an area experiencing strong population growth and ongoing buyer demand. Doolandella continues to attract families, investors and owner occupiers seeking larger homesites and lifestyle convenience, making this a compelling opportunity in a tightly held market.

Perfectly positioned within close proximity to major amenities, the property falls within the sought-after Pallara State School and Forest Lake State High School catchments and is moments from shopping centers, childcare, public transport, parklands and major arterial roads.

### Key Investment Features

- Approx. 6.34 hectares in prime infill location
- Significant town planning and preliminary development work completed
- Strong potential to progress and deliver a large-scale residential community
- Less than 1km to new Woolworths, 7-Eleven and McDonald's
- Located only 22km\* from the Brisbane CBD
- Surrounded by established residential estates and strong local demand
- Located in an emerging, fast-growing community with strong future growth potential
- Positioned within the Pallara State School and Forest Lake State High School catchments
- Easy access to Logan Motorway, Centenary Highway and Ipswich Motorway
- Close to Forest Lake Shopping Centre, schools, transport and local amenities

### Listed By

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