

183 Queen St, Cleveland, QLD 4163

Offers Over \$1,100,000

House 3 1 2



## MDR ZONING | 702M<sup>2</sup> | 24.5M+ FRONTAGE | DEVELOPMENT UPSIDE

A Genuine Medium Density Residential Development Opportunity

Opportunities to secure a well-positioned residential holding with genuine development potential in the heart of Cleveland are becoming increasingly difficult to find and 183 Queen Street presents an opportunity worth serious consideration.

Positioned within the Medium Density Residential (MDR) zone, this approximately 701m<sup>2</sup> allotment offers considerably more potential than the existing home suggests.

The property's generous proportions, with approximately 24.5m frontage and 28.6 metres of depth, provide a particularly useful footprint for an investor or developer looking to investigate a future medium-density outcome.

Explore the possibilities

The MDR zoning creates an opportunity to investigate a range of residential development concepts, with the obvious options including a pair of townhouses/duplex-style dwellings or a dual occupancy, subject of course to detailed planning, design and Council approval.

Importantly, there are already examples of townhouse and higher-density residential development within the surrounding Cleveland area, demonstrating that the broader locality is accommodating a more diverse range of housing.

For the astute buyer, this opens up several potential strategies:

### DEVELOP NOW

Acquire the property, undertake the necessary planning and design investigations and progress an approval for a suitable medium-density residential outcome.

### BUY & HOLD

Secure the property today, continue renting the existing dwelling and use the holding period to investigate and potentially obtain the relevant development approvals before deciding when and how to proceed.

### Listed By

The Office  
Phone: (07) 3286 2500

Open for Inspection

By Appointment.

