

7 Pelican St, North Ipswich, QLD 4305

OFFERS OVER \$749,000

House 3 1 1



607M2 ZONED HIGH DENSITY RESIDENTIAL

Your location of inner city north provides the utility of your current zoning, High Density Residential, congratulations.

Development anticipated in a High Density Residential Zone includes home-based business, multiple dwellings (mid-rise and high rise), community care centre, food and drink outlet, bar, entertainment use, residential care facility, retirement facility, shop or child care centre.

Please engage with Ipswich City Council to learn what your space can create, STICC approval; Lot 1 RP119445. Ipswich City Council 07- 3810 6666. Town Planning for your enquiries.
<https://www.ipswich.qld.gov.au/services/planning-and-property/planning-and-development>

Open for Inspection

By Appointment.

FACTS ON THE PROPERTY

Approx. 14.9m frontage with approx. 39.7m boundary

Ipswich City Rates approx. \$589.60 per quarter as Investor

Land Value (2023) \$227,500

Tenancy in place paying \$380 per week from 25/10/2025 to 26/10/2026

Water Charge approx. \$478.66 per quarter

Overlay OV6 Building Height Density - 5 to 10 Storeys, 100-150 Dwellings per (gross) hectare - <https://ipswich.isoplan.com.au/eplan/property/1RP119445/0/199>

OV7A RAAF Height Restriction Zone 90m - <https://ipswich.isoplan.com.au/eplan/property/1RP119445/0/199>

YOUR LOCATION

Riverlink Shopping Centre - approx. 850m

Ipswich CBD - approx. 950m

Ipswich Central Train Station - approx. 900m

Warrego Highway - approx. 5.4km

Ipswich General Hospital - approx. 1.4km

University of Southern Queensland - approx. 2.6km

EDUCATION

North Ipswich State School - approx. 1.2km

Ipswich State High School - approx. 4.1km

Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

