



19 Cervantes Street, Macgregor

978m2 OF GOOD FORTUNE - BIG BLOCK - BIG OPPORTUNITY - SOME OF THE VERY BEST LAND IN MACGREGOR!
OFFERS OVER \$1,100,000

3 Bed | 2 Bath | 4 Car

Web ID: ALEE11926

Rarely do blocks of land like this become available in such desirable locations. Here is a rare chance to secure a piece of blue ribbon real estate in a prime Macgregor pocket.

Where else in this suburb could you find 978m2 of premium, level and north facing land? And with all the advantages of a coveted corner position? And with a jumbo sized frontage well in excess of 30 wide handsome metres? And then with all of this in such an elevated location? UNBELIEVABLE!

May we add that this position and elevation provide two of the most important assets in any residential land purchase - views and being sited to suit each of the four seasons. Views are assured. Cooling summer breezes are absolutely delightful. Welcome warming winter sunshine is pleasant.

Confronted with some challenges due to the construction the current home **NEEDS TO BE DEMOLISHED**. Consequently the property is ideally suited to builders, developers or land buyers. The choice is yours:

1. Build your own spacious, captivating mansion across the whole block
2. Subdivide and develop (stca) into premium blocks for resale
3. Subdivide and develop (stca) build on one and sell the other
4. Demolish the existing home and retain the land as an investment secure in the knowledge that they are definitely not making land like this anymore. And certainly not in Macgregor



Now, being just a walk to the Sunnybank shopping precinct where the amenities of a number of shopping centres await you is a HUGE BONUS. Choose from Market Square, Sunnybank Plaza or Sunny Park. Cinemas, restaurants, cafes, supermarkets along with a huge selection of specialty stores ... everything you could want ... are all here.

You won't need the car as a city express bus is just at the end of the street. While Griffith University, QEII Hospital, Garden City Shopping Centre, entertainment centres and freeway are all within easy reach.

And don't worry you will be in the highly regarded and much sought after Macgregor State School catchment.

So if you are looking for first class real estate in one of the best and most tightly held locations in the 4109 postcode this property would be ideally suited to you.

Exclusive Agent: Mark Allen 0412 723 971

Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website www.allenlee.com.au.

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