



## 354 Samsonvale Rd, JOYNER

**DEVELOPMENT POTENTIAL! PRICE SLASHED!**

...talk to me about this 9268m2 level site zoned Emerging Communities (Transition Precinct\*), with a 35m2 frontage on to Samsonvale Road. Located opposite the recently completed \$13 million expansion of the Market Place Warner Shopping Centre with quality state and private schools nearby. There is a well maintained highset 3 bedroom home with air conditioning and solar power and powered sheds suitable for large vehicle storage. Site may be suitable for business use and could be rented whilst approvals are sought or simply held until you are ready to proceed.

\*The Transition precinct identifies land suitable for future urban development, but is subject to infrastructure servicing limitations or site constraints. Requirements in the Transition precinct are divided into two types of development, that occurring on a developable (unserviced) lot or a developed (fully serviced) lot. Generally, all land in the Transition precinct could initially be considered a developable lot. Once the land has been reconfigured and all necessary infrastructure provided, it is then considered to be developed. There is likely to be little change in the short term, however in the next ten years there will be significant change.

- Land Area 9268 square metres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage

**TYPE:** For Sale  
**INTERNET ID:** 10274703  
**SALE DETAILS**  
**\$950,000 Offers over**

**CONTACT DETAILS**  
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