



Prime CBD-Fringe Development Site -
Near Uni and Hospital.



67 WARWICK ROAD, Ipswich

Sold for \$400,000 (Feb 04, 2019)

AUCTION CANCELLED

POTENTIAL is the key to this site.

Located near the heart of Ipswich, this strategic 2,276m² freehold site has a wide scope of possibilities and uses. Currently a single residence, the site has massive potential and the exposure to local traffic is exceptional. As an investor/developer, take advantage of the potential that the Ipswich region has to offer and the proximity of this site to key locations such as the University, Hospital and Ipswich CBD.

BEAUTIFUL HOUSE:

- 2 bedrooms (one with bay window) + sleepout + study nooks
- Huge enclosed room under – great potential here
- Generous kitchen overlooks informal dining area
- Formal lounge and dining rooms are separates by a gorgeous original arch with in-built lead-light display cabinets

Property ID: 19574479

Property Type: House

Garages: 2

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- Just stunning ornate plaster ceilings in the formal lounge, dining and master bedroom
- Lovely original casement windows

SITE FEATURES:

- 2,276m² partially fenced block in prominent position
- Zoned CMU06 – Character Mixed Use (Warwick Rd Ipswich)
- Zoned Character Mixed Use with potential for both Commercial and Multi-Residential applications – wide scope of flexibility to work with, just take a look at what you can do, down the street – Zoning allows for 2 storeys, however council indicate potential for a third storey, evidenced by Quest, two doors up.
- Centrally located close to amenities including, University, shops, hospital & medical specialists, schools, restaurants and public transport

CENTRAL LOCATION:

- 650m to University of Southern Queensland
- 700m to Ipswich Hospital/Medical Precinct
- 550m to Limestone Park
- 2 mins to Bremer High
- 3 mins to Ipswich Central State School
- 5 mins to Ipswich CBD and Train

Appropriate uses for CMU06 as per ICC Planning Scheme:

- Small Scale Professional Offices
- Small Scale Accommodation, including B&B and boutique motel
- Appropriately designed low or medium density housing, including student accommodation
- Art and Craft Establishments
- Eating Establishments
- Boutique Shopping

Don't miss this fantastic opportunity to purchase a prime development site in the booming city of Ipswich, Queensland's fastest growing city, just 40 minutes to Brisbane CBD.

*This property is being sold without price and therefore a price guide cannot be provided. The

website may have filtered the property into a price bracket for website functionality purposes