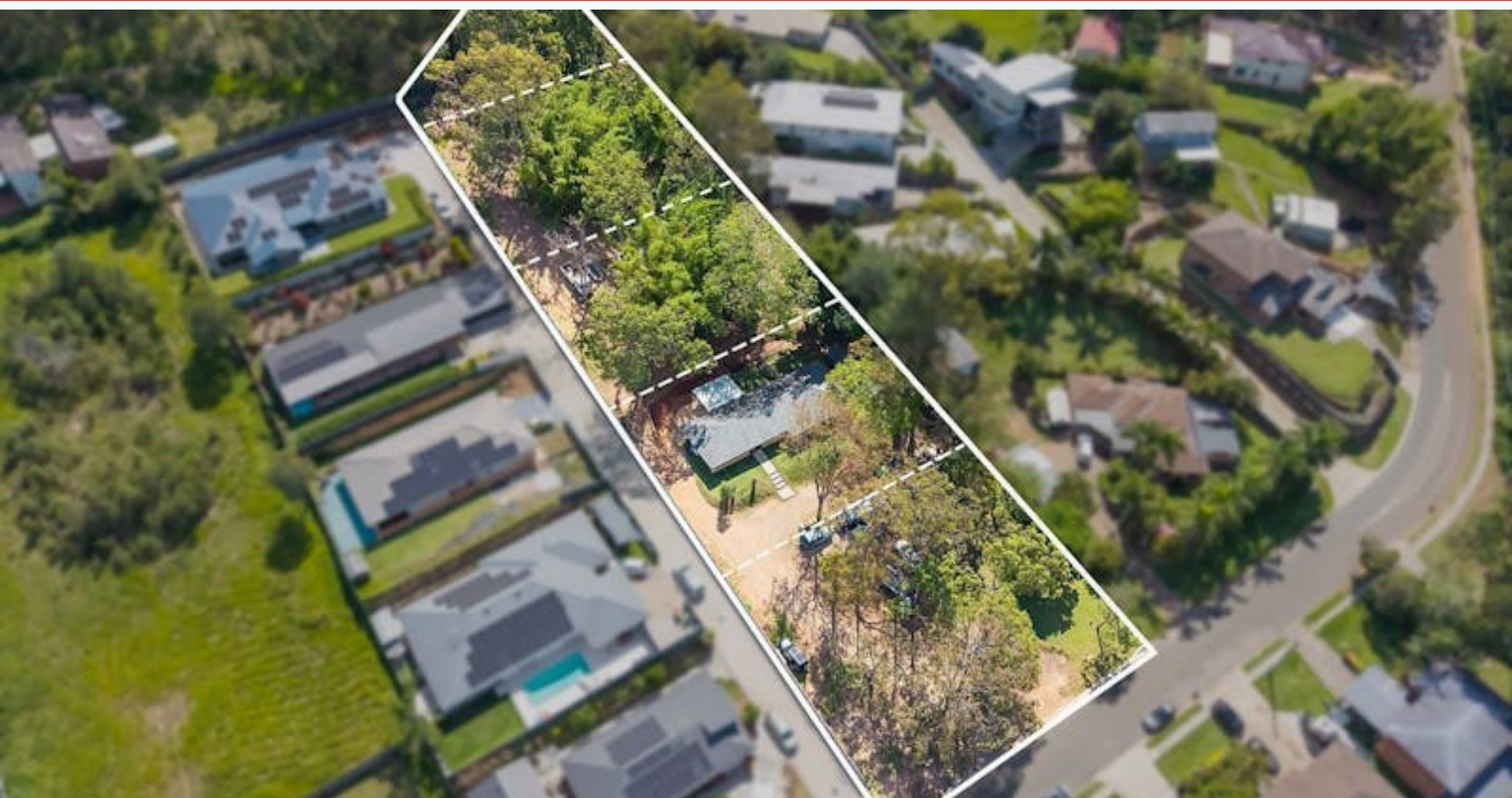




26-28 Abang Avenue, TANAH MERAH, QLD 4128

PREMIUM DEVELOPMENT OPPORTUNITY – DA & OPERATIONAL WORKS APPROVED

Photos for Illustrative Purposes Only

Located in the thriving suburb of Tanah Merah, this exceptional property presents a rare opportunity for investors and developers seeking their next project. Set on a substantial 5,903m² parcel of land, the site comes complete with Development Approval and Operational Works Approval to subdivide from 1 lot into 5, providing a streamlined and ready to go development pathway.

An existing home is positioned on one of the proposed lots, offering immediate use or potential holding income while you progress with your development plans. The residence is neat, functional, and includes:

Existing House Features (see floorplan):

- 3 Bedrooms
- 2 Bathrooms
- 2 Kitchens

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 37P6149

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Elders Real Estate Shailer Park

4/54 Bryants Road
Shailer Park, QLD
(07) 3440 8500

John Jessop
0407 033 274

- Multipurpose Areas
- 2 Car Carport
- Built in Garage (That includes kitchenette, bathroom and 2 multipurpose areas)
- Ceiling Fans in Bedrooms
- Split System Air Conditioner in the Lounge Room

Property Additional Highlights:

- Expansive 5,903m² block with DA & Operational Works Approvals for 5 lot subdivision
- Ideal for developers, investors, and builders
- Convenient location close to schools, shopping, public transport, major arterial roads and a childcare centre (only a short walk away)
- Excellent opportunity in a high demand growth corridor
- 6m x 3.5 m Shed

This is a fantastic chance to secure a development ready site in a prime location. With approvals already in place and a solid home included, all that's left is to bring your vision to life.

Enquire today to explore the full potential of this outstanding property.

This property is only a short drive away from the M1, and is centrally located between Brisbane and the Gold Coast, within 35 minutes of each. Enjoy the convenience of shopping in one of Queensland's biggest shopping centres, just down the road, which also has a great entertainment precinct and bus station.

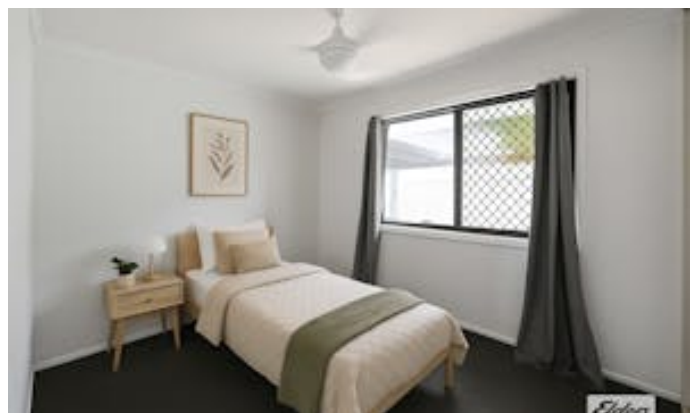
Expressions of Interest

This Property is being sold without a price and therefore a guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

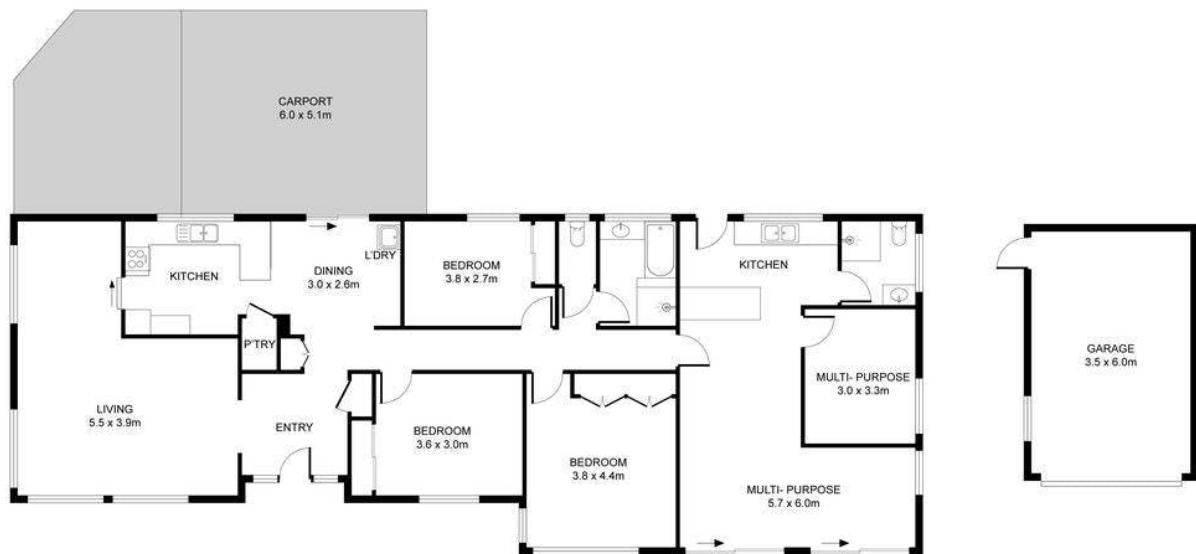
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 5,903.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport







26-28 ABANG AVENUE, TANAH MERAH

Internal 136m² | Covered Externals 31m² | Shed 21m² | Total 188m²

Every attempt has been made to ensure the accuracy of this floorplan, however, plans are for marketing purposes only. All dimensions are approximate and not to scale, they are subject to errors and inaccuracies.