



Development Opportunity!

Minutes away from shops, public transport and the central business district arrives this 647sqm block in Morningside that's perfect for investors looking to develop apartments or townhouses.

Located on an extremely flat block with minimal slope of 1.85 metres and boasting an enticing 16.7 metre frontage, this property has unlimited potential.

Property features are:

- * 647m² block with so much upside
- * Totally remove existing flats
- * Each flat offers 2 bedrooms plus 1 bathroom and car accommodation
- * Current rental returns of approximately \$605 per week for both flats
- * No flooding or overland flow paths noted
- * Proven sales for new townhouses & apartments in the suburb
- * Short walk to cafes, trains and parklands
- * Perfect for a super fund project or boutique developer

Please contact Robert for a copy of the information memorandum for this exceptional site.

Price: Unconditional \$800,000



Robert Lamprecht

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