

Under Contract



9 Maher Ave, Russell Island



## ALL OF YOUR PLANNING DONE - WATER VIEWS!

Looking to jumpstart your building project? This spacious 584m<sup>2</sup> block of land is ready and waiting for someone to bring it to life! The current owner has already invested nearly \$6k in planning, but they've decided to pass the torch to someone else to finish the job. Just keep in mind, the previous approvals have lapsed, so you'll need to reapply, but the potential is huge. With the right build, you'll be treated to stunning water views and gorgeous sunsets over the bay.

Here's what's been done so far:

- 3-bedroom house plans were designed & approved (though the approvals have lapsed)
- Plumbing approval for a Fuji Clean treatment plant was sought.
- Bushfire Attack Level Assessment completed
- Soil testing and surveying are completed

This block is in a quiet, bushy setting on the west side of the island, just 2.5kms from the Wahine Drive boat ramp and under 6kms from

📏 584 m2

<b>Price</b>	\$79,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3314
<b>Land Area</b>	584 m2

### Agent Details

Geoff Walsh - 0418 194 313  
Jane Dorrington - 0411 629 508

### Office Details

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the ferry terminal and shopping center. It's fairly cleared and ready for your plans to come to life, plus you're just a short stroll from the water!

Utilities like power, water, and NBN are right nearby, just waiting to be connected.

Russell Island is a quick 20-minute ferry ride from Redland Bay (with Brisbane city only 40 minutes away to the north and the Gold Coast 40 minutes south). It's super easy—just drive to Redland Bay Marina, hop on the ferry, and 100m later, you'll be at Russell Island Real Estate, ready to make your move.

Give Geoff a call at 0418 194 313 if you're interested, and let's chat about what could be the next exciting chapter in your life!

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