



41 Hayes Street, Laidley



HUGE 2,342square metres CORNER BLOCK WITH PRIME DEVELOPMENT POTENTIAL IN LAIDLEY

A rare opportunity to secure one of the larger residential blocks remaining in such a convenient Laidley location.

Set on a substantial **2,342sqm corner allotment**, this property offers outstanding potential for the developer, investor or buyer looking to secure a sizeable parcel of residential land with future possibilities.

With **town water, sewerage and power readily available**, together with curb and channel frontage, the property could offer excellent potential for **subdivision, multiple dwellings or unit development, subject to all relevant council and authority approvals**.

The corner position is a major advantage and may provide greater flexibility when investigating future development options.

PROPERTY HIGHLIGHTS

- Massive **2,342sqm residential allotment**
- Excellent **corner block position**
- Strong potential for **subdivision or redevelopment**
- Potentially suited to **units or multiple dwellings**, subject to council approval
- Town water available
- Town sewerage available
- Power available
- Curb and channel frontage

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Price Offers Over \$599,000

Property Type Residential

Property ID 2165

Land Area 2,432 m²

Agent Details

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Office Details

Laidley
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- Walking distance to Laidley shops and town centre
- Close to schools, medical facilities and everyday services
- Excellent opportunity to **develop, renovate or land bank**

EXISTING HIGH-SET HOME

The property currently includes an older **high-set residence** which is in rundown condition and requires substantial renovation.

The home features:

- **3 bedrooms**
- **1 bathroom**
- High-set construction
- Older-style residence with renovation potential
- Useful under-house area for storage and utility purposes
- Significant renovation and improvement required
- Opportunity to investigate retaining, renovating, relocating or removing the existing home as part of any future development plans, subject to approvals

LOCATION, LOCATION, LOCATION

Laidley continues to be an increasingly popular part of the Lockyer Valley, attracting buyers looking for a country-town lifestyle while still maintaining convenient access to major employment and shopping centres.

Its position between **Ipswich, Brisbane and Toowoomba**, together with easy access to the Warrego Highway via Plainland, makes Laidley an attractive location for homeowners, investors and developers alike.

Approximate distances include:

- **Plainland – approximately 8–10km**
- **Warrego Highway – approximately 10km**
- **Ipswich – approximately 45–50km**
- **Toowoomba – approximately 55–60km**
- **Brisbane – approximately 80–85km**

The Laidley–Plainland Road provides direct access from Laidley through to the Warrego Highway interchange at Plainland.

With Plainland continuing to expand and the wider Lockyer Valley remaining popular with buyers seeking more affordable property within commuting distance of major centres, well-located residential land in Laidley continues to attract strong interest.

DEVELOP – SUBDIVIDE – INVEST – LAND BANK

The land is the real opportunity here.

Residential blocks of this size, particularly **corner allotments with town services already available and within walking distance of the CBD**, are increasingly difficult to find.

Whether you're considering:

Subdivision | Unit Development | Multiple Dwellings | Renovation | Investment | Land Banking

41 Hayes Street, Laidley deserves serious consideration.

A property with this combination of **land size, corner frontage, services and central location** offers plenty of possibilities for the astute buyer.

All subdivision, multiple dwelling, unit and development potential is subject to Lockyer Valley Regional Council and any other relevant authority

approvals. Buyers should undertake their own investigations regarding their proposed use of the property.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.