



### 31 Janelle Street KELSO QLD

The seller of these blocks had a great idea.

With multiple possibilities to develop, available are two separate allotments each with approval to subdivide and construct either 3 separately titled duplex's (3 buildings, 6 units in total) on one allotment, or purchase both allotments to develop 6 separately titled duplex's (6 buildings, 12 units in total).

Add to this the possibility to strata-title the development at a later date and the opportunities to value add to this development are extensive. (Subject to council approval)

This opportunity would be perfect for the builder who's been considering smaller developments, or ready for a larger commitment; as it can be broken up into 1, 2, 3 or 6 stages to minimise risk and exposure.

Available for inspection are:

- Development plans
- Building plans
- Council approvals

**Price** : \$ 258,000  
**Land Size** : 3003 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/kelso/residential/land/4326796>



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