



Boundaries and dimensions are approximate only  
Interested parties should conduct their own independent enquiries



Have viewed this site and wish to view the following:

The site is an area of 721m<sup>2</sup> located within the Low Density Residential zone. The site contains no existing buildings.

The subject lot is also for sale for within the Low Density Residential zone a 250m<sup>2</sup> where the site is within 200m walking distance of a recreational centre. The site is also 200m to the nearest high school and is close to a park.

The site is close to the highway but a small amount of earthworks to allow a banked part of driveway for driveway and parking.

The below table provides a rough cost of construction in the 2024.

**Overall cost of a 250m<sup>2</sup> lot is \$1,375,000**

Item	Estimated Cost
Construction - Low Density Residential - 250m <sup>2</sup>	\$1,375,000
Stamp Duty	\$10,000
Legal Fees	\$5,000
Marketing Fees	\$5,000
Agent Fees	\$10,000
<b>Total</b>	<b>\$1,405,000</b>

**Cost of a 721m<sup>2</sup> lot is \$1,375,000**

Item	Estimated Cost
Construction - Low Density Residential - 721m <sup>2</sup>	\$1,375,000
Stamp Duty	\$10,000
Legal Fees	\$5,000
Marketing Fees	\$5,000
Agent Fees	\$10,000
<b>Total</b>	<b>\$1,405,000</b>




**Costs from the 'Land Condition' Section or their presence in listing after your purchase:**

Item	Estimated Cost
Stamp Duty	\$10,000
Legal Fees	\$5,000
Marketing Fees	\$5,000
Agent Fees	\$10,000
Professional Fees	\$5,000
Other Fees	\$5,000
<b>Total</b>	<b>\$40,000</b>

**Grand Total: \$1,445,000 (including stamp duty)**



**315 Jackson Road Sunnybank Hills QLD**

5  2  2 

**AUCTION - 2PM (ONSITE) 23rd Aug - Accepting offers prior to auction!**  
- Subdivision (1 into 2 lots) confirmed by town planner

Step into space, style and school zone advantage with this fully renovated family home situated in the heart of Sunnybank Hills. Positioned on a generous 721m<sup>2</sup> corner block and nestled within the highly sought-after Sunnybank Hills State School catchment, this spacious lowset home boasts 5 bedrooms, 2 modern bathrooms, and a seamless indoor-outdoor flow that caters to growing families or savvy investors alike.

**Type** : House  
**Price** : \$ 1,375,000  
**Building Size** : 251 sqm  
**Land Size** : 721 sqm  
**View** : <https://www.kloverproperty.com.au/sale/qld/southside/sunnybank-hills/residential/house/8619546>



**Kay Lee**



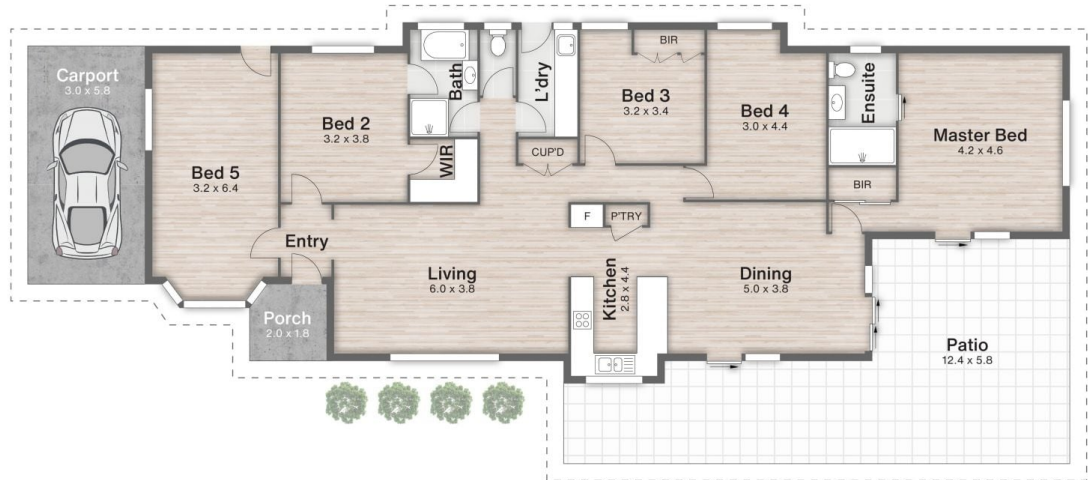
**Fiona Zhao**



5 | 2 | 1 | 251m<sup>2</sup>



(Not In Position)



Plans are shown for marketing purposes only. All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.