



1.47 Hectares

STONE

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### Development Potential

17 Henderson, REDBANK, IPSWICH CITY, 4301

### Wanting to Subdivide the property?

#### Subdivision Opportunities

22 x Lots

Minimum Lot Size and Frontage Required  
450sqm and 15m frontage

Minimum Rear Lot Size Required  
600sqm

The average density of a subdivision must not exceed 1 dwelling per 666sqm. I.e. 15 dwellings per hectare.

### Wanting to build townhouses or apartments?

#### Multiple Dwelling Opportunities

22	3	2
22	2	2
22	1	1

Minimum Lot Size and Frontage Required  
for unit development

800sqm and 20m frontage

A multiple dwelling unit development (i.e. more than 2 units) must be on land larger than 1500sqm with a 25m frontage.

### How high can you build on this property?

#### Maximum Prescribed Height

2 Storeys

Maximum Height Prescribed  
2 storeys

A second storey is not provided unless appropriate with— (i) the scale of adjoining development; and (ii) the extent of fall across the land; and (iii) the character and amenity of the area and overall townscape.



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17 Henderson Street Redbank, QLD

## Prime Development Opportunity in Redbank!

Discover the potential of 17 Henderson Street—a hidden gem for astute developers and land bankers seeking lucrative opportunities in the heart of Redbank. Boasting an expansive area of 1.47 hectares that is ripe for transformation, this property offers an exciting proposition for subdivision into 22 lots, as confirmed by PropertEASE.

#### Key Features:

**Location:** Situated in the thriving hub of Redbank, this property enjoys close proximity to essential amenities, schools, transport links, and recreational facilities—making it an ideal site for future development.

...  
Ideal for:...

...  
...  
...  
...

The new owner of this lot can have the benefit of rental income from the house on site until demolition commences...

**Price:** \$1,880,000



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