



URBNEST PROPERTY

# STATEMENT OF INFORMATION

Stones Corner, Brisbane QLD | [hello@urbnest.au](mailto:hello@urbnest.au) | [urbnest.au](http://urbnest.au)

## 7 TARRAGINDI ROAD, TARRAGINDI QLD 4121

### PROPERTY PARTICULARS

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Address           | 7 Tarragindi Road, Tarragindi QLD 4121                                          |
| Land Area         | 642 m <sup>2</sup> (flat block)                                                 |
| Street Frontage   | Approximately 18 metres                                                         |
| Driveways         | Two existing driveways                                                          |
| Zoning            | Low Density Residential (LDR)   Brisbane City Plan 2014                         |
| Character Overlay | No                                                                              |
| Configuration     | 3 self-contained units on one title                                             |
| City Views        | Available – elevated position on the hill, city views from 4.5 metre elevation* |
| Tenure            | Freehold                                                                        |

### ZONING & PLANNING

This property is zoned Low Density Residential (LDR) under the Brisbane City Plan 2014. This zone is primarily intended for detached houses; however, certain forms of dual occupancy and ancillary dwellings are assessable development pathways, subject to Brisbane City Council approval.

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Planning Scheme   | Brisbane City Plan 2014                                    |
| Zone              | Low Density Residential (LDR)                              |
| Character Overlay | Not applicable to this lot                                 |
| Dual Occupancy    | Yes – Subject to council approval                          |
| Street Frontage   | ~18m – supports dual driveway configurations               |
| Land Size         | 642 m <sup>2</sup> – sufficient for development assessment |

*Importantly, this property carries no character overlay, which is a significant distinction in Tarragindi where the majority of surrounding lots are character listed and subject to architectural constraints. Buyers should conduct their own due diligence with Brisbane City Council or a town planner regarding specific development intentions.*

## EXISTING IMPROVEMENTS

The property currently operates as three self-contained rental units, generating income while any development strategy is assessed or executed.

| Unit   | Bedrooms | Bathrooms | Car Spaces |
|--------|----------|-----------|------------|
| Unit 1 | 2 Bed    | 1 Bath    | 1 Car      |
| Unit 2 | 1 Bed    | 1 Bath    | 1 Car      |
| Unit 3 | 1 Bed    | 1 Bath    | 1 Car      |

## RENTAL INCOME & FINANCIAL SUMMARY

|                                                                                          |                                                                                          |                                                                                                        |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <div>CURRENT WEEKLY RENT</div> <div>\$925/wk</div> <div>Long-term tenancy in place</div> | <div>MARKET APPRAISAL</div> <div>\$1,450/wk</div> <div>Fresh market rent appraisal</div> | <div>WEEKLY UPLIFT AVAILABLE</div> <div>+\$525/wk</div> <div>+\$27,300 per annum at market rents</div> |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

## DEVELOPMENT POTENTIAL

This site presents a rare combination of attributes that open multiple development pathways, all subject to Brisbane City Council approval.

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>THE DREAM BUILD – LUXURY RESIDENCE</div> <ul style="list-style-type: none"><li>Demolish and design a luxury residence capturing sweeping Brisbane city views</li><li>No character overlay means your architect has genuine creative freedom</li><li>Elevated position on the hill ensures uninterrupted outlooks to the CBD</li></ul>                                                                       | <div>THE DEVELOPMENT PLAY – DUAL OCCUPANCY</div> <ul style="list-style-type: none"><li>Approximately 18 metres of street frontage supports dual occupancy</li><li>Dual income stream, or sell one and keep one strategy</li><li>Two existing driveways already in place – a practical head start</li></ul> |
| <div>THE VALUE-ADD – RAISE &amp; BUILD BENEATH</div> <ul style="list-style-type: none"><li>Existing structure and land dimensions allow the home to be raised</li><li>Additional self-contained dwellings can be constructed beneath</li><li>Could deliver dual-key configuration, additional rental units, or staged development</li><li>A buy-and-hold play that generates income while plans mature</li></ul> | <div>THE LANDBANK – HOLD &amp; WAIT</div> <ul style="list-style-type: none"><li>Three income-producing units generating cashflow from day one</li><li>\$26,000 in untapped annual yield simply by bringing rents to market</li><li>Time the development cycle without carrying a vacant site</li></ul>     |

## COMPARABLE SALES • TARRAGINDI 4121

| Address                      | Type  | Bed | Bath | Car | Area  | Sale Date  | Sale Price  | Distance |
|------------------------------|-------|-----|------|-----|-------|------------|-------------|----------|
| 34 Kivas St, Tarragindi 4121 | House | 3   | 1    | 1   | 630m² | 09/03/2026 | \$1,575,000 | 424m     |

| ADDRESS                           | TYPE  | BED | BATH | CAR | AREA              | SALE DATE  | SALE PRICE  | DISTANCE |
|-----------------------------------|-------|-----|------|-----|-------------------|------------|-------------|----------|
| Normal Sale — Auction             |       |     |      |     |                   |            |             |          |
| 154 Ekibin Rd,<br>Tarragindi 4121 | House | 3   | 2    | 2   | 463m <sup>2</sup> | 06/02/2026 | \$1,425,000 | 788m     |
| Normal Sale                       |       |     |      |     |                   |            |             |          |
| 56 Prior St,<br>Tarragindi 4121   | Land  | —   | —    | —   | 809m <sup>2</sup> | 10/06/2026 | \$1,415,000 | 1.4km    |
| Recent Advice — Vacant Land       |       |     |      |     |                   |            |             |          |
| 15 Salkeld St,<br>Tarragindi 4121 | House | 3   | 1    | 1   | 599m <sup>2</sup> | 31/03/2026 | \$1,620,000 | 1.2km    |
| Normal Sale                       |       |     |      |     |                   |            |             |          |
| 21 Esher St,<br>Tarragindi 4121   | House | 5   | 3    | 4   | 612m <sup>2</sup> | 16/04/2026 | \$2,125,000 | 1.4km    |
| Normal Sale                       |       |     |      |     |                   |            |             |          |

Source: PriceFinder (Domain Insight) | Sales from Feb – Jun 2026 | Tarragindi 4121

## LOCATION & LIFESTYLE

Tarragindi consistently ranks among Brisbane South's most sought-after residential pockets. Wide streets, a strong owner-occupier culture, and proximity to the CBD combine to produce a suburb with enduring capital growth credentials.

### EDUCATION CATCHMENT

- Wellers Hill State School
- St Elizabeth's Primary School
- Mary Immaculate Catholic Primary School
- Our Lady's College

### NEARBY AMENITY

- Bus stop at the doorstep – direct city access
- Local preschool and kindergarten within a few hundred metres
- Greenslopes Private Hospital moments away
- Stones Corner, Greenslopes & Holland Park retail and dining

Urbnest Property

Stones Corner, Brisbane QLD

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