



16 Woodrow Place, Marsden



PRIME DEVELOPMENT OPPORTUNITY – 600m² CORNER BLOCK WITH FIRE-DAMAGED RESIDENCE

The Opportunity: Repair or Rebuild

Welcome to 16 Woodrow Place, Marsden. This property presents an exceptional blank canvas for a savvy builder, experienced renovator, or developer. Positioned proudly on a generous, 600m² corner block, the site offers the perfect footprint to either take on a major structural repair project, or completely knock down and build a brand-new dream home.

Prior to the fire damage, the property comprised a spacious, single-storey layout ideal for large or multi-generational families. Buyers wishing to explore a total reconstruction or remediation can leverage the existing structural footprint:

- **Original Layout:** 5 bedrooms, 2 bathrooms, and a dedicated study.
- **Master Suite:** Designed with a walk-in wardrobe and an ensuite featuring a double shower bay.
- **Living Spaces:** Distinct living area and a spacious open-plan kitchen and dining zone.
- **External:** Off-street parking for 2 vehicles on an accessible, high-exposure corner site.

Unbeatable Location and Lifestyle Infrastructure

While the home requires immediate attention, the underlying location is flawless. Situated in a quiet, highly connected pocket on the Browns Plains

🛏 5 🚗 2 📏 600m²

Price	Contact Agent
Property Type	Residential
Property ID	1261
Land Area	600 m ²
Floor Area	153 m ²

Agent Details

Louise Sanderson - 0499 088 515

Office Details

Mansfield
PO Box 39 Mansfield QLD 4122
Australia
07 3349 8844

Bill Hooper
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border of Marsden, the lifestyle benefits are permanent:

- **Nature at Your Doorstep:** Leave the car at home! Just 3 minutes from the pristine Berrinba Wetlands (198 acres, 5km of paved walking tracks, and bird-watching decks).
- **Family Recreation:** Moments from Demeio Park (featuring the kids' mini road traffic track) and Forestglen Park. Logan Gardens is just an 8-minute drive away for weekend family picnics, water splash parks, and fenced dog parks.
- **School Catchments:** Walk or short drive to Burrowes State School (Primary) and Woodridge State High School.
- **Commuter Convenience:** Unrivalled, easy access to both the Logan Motorway and Gateway Motorway. Excellent shopping hubs, local childcare, and public transport links are all just minutes away.

This property represents a pure land-and-location opportunity for buyers ready to take on a major reconstruction project or clear the block and build fresh.

Expressions of Interest are now open.

Please contact the agent – Louise Sanderson - for further details.

CRITICAL SAFETY NOTICE – FIRE-DAMAGED PROPERTY – NO ENTRY PERMITTED

This property has sustained significant fire damage and is being offered for sale strictly on an "as is, where is" basis.

Due to structural and safety concerns, access to the house and all other areas on the property is strictly prohibited. No internal inspections will be conducted under any circumstances. The structure contains known and unknown defects, including structural, electrical, environmental, and other severe hazards.

The seller and agent make no representation or warranty regarding the condition, safety, structural integrity, habitability, repairability, or suitability of the house or any other structures on the property. All prospective purchasers must rely entirely on their own enquiries, council searches, external observations, and information made available in the sale.

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.