



**181 Clarence Road, Indooroopilly QLD 4068**

## Approved 148 apartments GFA 10,334sq m

15 Lambert Road and 181 Clarence Road Indooroopilly QLD

Land

FOR SALE

Just 6km (radial) from the Brisbane CBD, Indooroopilly is synonymous with retail and transport and is the government's Principal Activity Centre west of Brisbane. The property benefits from the amenity provided by the Indooroopilly Shopping Centre, Indooroopilly Train Station, major bus interchange and University of Queensland all nearby.

10334sqm

The property has development approval for 10,334m<sup>2</sup> of Gross Floor Area (GFA) over 11 storeys providing 148 apartments plus 197 car parking bays. It incorporates 83 x 1 bedroom circa 66m<sup>2</sup> units (avg.), 61 x 2 bedroom circa 89m<sup>2</sup>\* units (avg.) and 4 x 3 bedroom circa 149m<sup>2</sup>\* units (avg.). In addition, there are 7 x flexible retail / commercial tenancies totalling 361m<sup>2</sup>.