

**FOR SALE BY PRIVATE TREATY
OPEN TO OFFERS
31 Olive St, Hendra**



Dean Hamilton
Exclusive Selling Agents
LJ Hooker Stafford
Mobile 0400 799 447
Email dean.hamilton@ljhooker.com.au

Harry Harris
Exclusive Selling Agents
LJ Hooker Stafford
Mobile 0420 873 322
Email harry.harris@ljhooker.com.au

CONTENTS

EXECUTIVE SUMMARY	3
RESIDENTIAL ZONES AND PRECINCTS	5
BLOCK DIMENSIONS AND PROPERTY SALES HISTORY	6
LOCATION OVERVIEW	7
SALES COMPARISONS AND SNAPSHOT	9
CONVENIENCE AND LIFESTYLE	8
SCHOOL CATCHMENT	10
EXISTING FLOORPLAN	11
SITE DETAILS / SEWER / TOWN WATER LINES	13
STORM-WATER PIPE MAP	14
OVERLAND FLOW	15
BCC FLOODWISE REPORT	16
COUNCIL CITY PLAN 2014 ZONING & CONTOURS	17
AERIAL PHOTO: 1946	18
TRADITIONAL CHARACTER CODE	19

Exclusive Marketing Agents

Dean Hamilton
(07) 3357 1888
0400 99 447
dean.hamilton@ljhooker.com.au

Harry Harris
0420 873 322
harry.harris@ljhooker.com.au

EXECUTIVE SUMMARY

Real Property Description

Property Address	Bed, Bath, Car	Aspect	RPD	Land	Type
31 Olive St, Hendra	5, 3, 3	South	L8 RP67671	513 m2	Two-storey modern home with 5 bedrooms, 3 bathrooms, and a 3 car secure lockup garage.

Site Value (UCV)

\$800,000

Description

BRAND NEW - ELITE CRAFTSMANSHIP!

Enter the prestigious streets of Hendra with award winning 'Activates Constructions' latest release! This floor plan offers an unparalleled lifestyle for those who are looking for the best of the best. Take advantage of the home's wide 17.7m frontage and the vast amount of natural light afforded by its north-facing rear aspect.

This display of expert craftsmanship and contemporary design cannot be compared. It's full of warmth and character, unlike any other home on the market. Fall in love with the coveted family lifestyle this luxury haven and the blue-chip suburb of Hendra have to offer.

Opening the front door and entering the home is a true spectacle. You are met with a two-story void featuring signature pendant lighting, creating an overwhelming sense of space from the home's soaring ceilings and sun-drenched interior of the main living area. Encased by ample openings, this kitchen, living, and dining space is truly an oasis to be seen. The comprehensively equipped kitchen features a family-oriented island with stone benchtops, a breakfast bar, top-of-the-line appliances, and a stunning walk-through butler's pantry with ample storage space.

Seamlessly flowing from the kitchen, the primary living space of the home is complemented by its natural color palette, abundant natural light, and northern facing aspect overlooking the home's expansive alfresco entertaining area and sparkling in-ground pool.

This home is a true demonstration of quintessential luxury, offering a lifestyle that is incomparable in today's market. There is nothing left for one lucky family to do besides enjoying every amenity that this home has to offer. Sitting on a tranquil and tree-lined street and boasting a spacious and family-oriented floor plan, this considered home is a true gem for those looking to turn a page and enter the next chapter of their life.

FEATURES:

- + Well considered home design that takes advantage of the properties north facing rear aspect.
- + Soaring 2.7m ceilings throughout.
- + Ducted and zoned air-conditioning, and fans throughout.
- + Stunning entryway which is complemented by the homes expansive void that evokes a sense of space.
- + Unique pendant lighting through the entry void, kitchen, and living spaces.
- + Spacious laundry area flowing with ample storage throughout.
- + Stunning master bedroom with oversized WIR.
- + Master en-suite fitted to the highest specifications with floor-to-ceiling tiles and high-quality fixtures.
- + Statement tile edge around pool complemented by glass balustrading.
- + Immaculately landscaped gardens encase the homes backyard.
- + Built in-BBQ with rangehood on the alfresco entertaining area, perfect for those lazy Sunday afternoons by the pool.
- + All four bedrooms feature built-ins with the master featuring an expansive WIR with pendant lighting, dressing table, and his and hers draws.
- + Top of the line kitchen featuring stone benchtops, pitt cooktops, double bowl sink, and an expansive butler's pantry with ample storage.
- + Triple secure garage with ample storage.
- + Spacious study with two built-in desks.
- + Media room downstairs off the living space, perfect for a Saturday movie night with the family.

Existing Neighborhood Buildings

The traditional building character overlay identifies sites with buildings that were substantially constructed in or prior to the end of 1946 and sites in neighbourhoods where there are significant pre-1946-character values.

31 Olive St, Hendra is a modern home, constructed after 1946. (See Annexures G and H).

Tenure

Freehold (Estate in Fee Simple).

Local Authority and Existing Council

Brisbane City Council is the local authority. The property is contained within the provisions of the 'Brisbane City Plan 2014', effective 30th June 2014.

Vegetation

The site has some vegetation, and council has no registered protection order. Please quote reference number 14887144.

Site Details

The site is regular in shape with a 17.7m frontage. The block is level. See Annexure E.

Flooding or Overland Flow Path

The site does appear to be affected by an overland flow path. See Annexures C and D. Please undertake your own investigations to confirm.

Zoning

The current zoning of 31 Olive St, Hendra is Character Residential (CR). See Annexure E. Refer to Part 6 in the City Plan 2014 and the Factsheets.

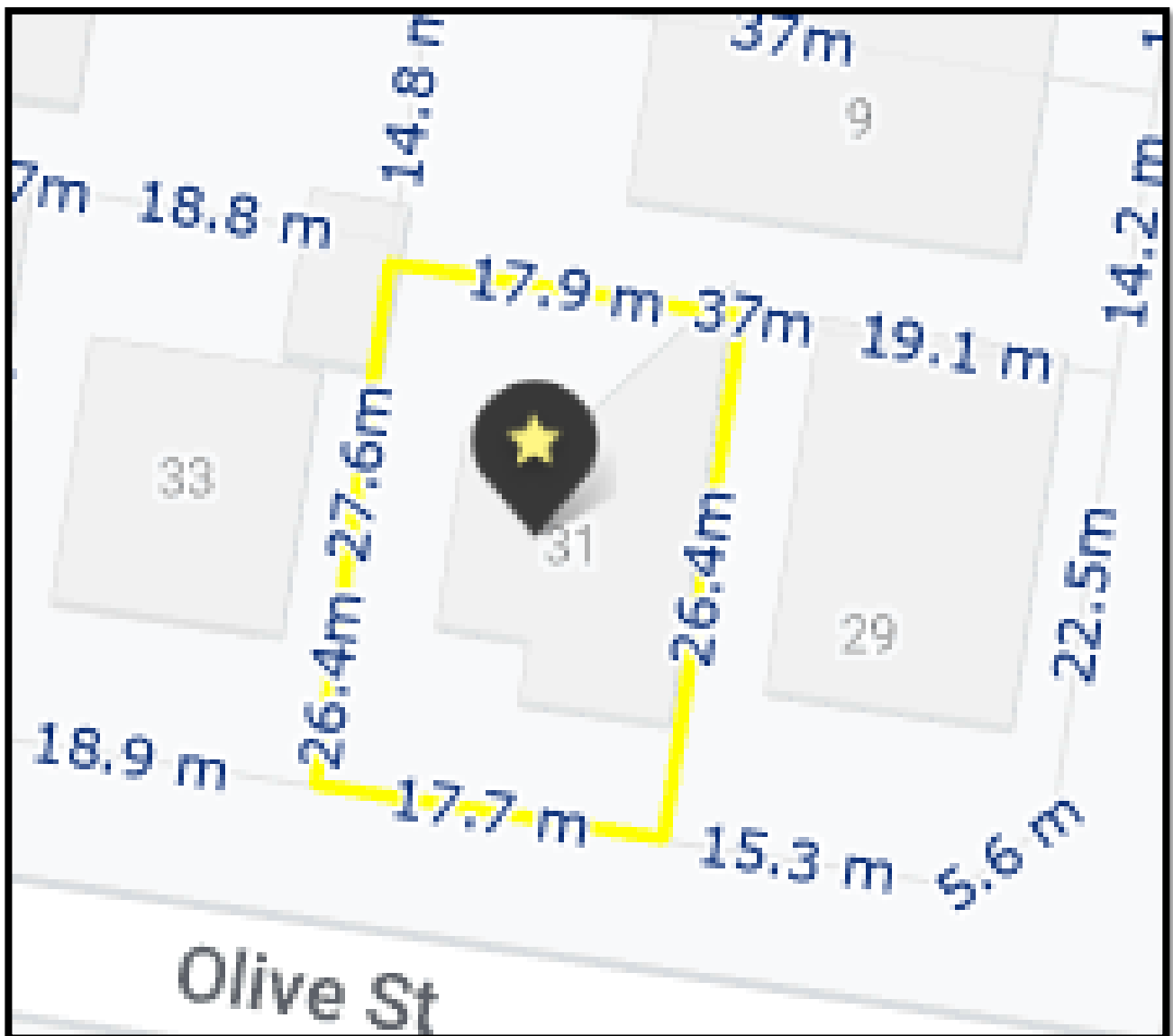
- The purpose of the character residential zone is to:
 1. ensure the character of a residential area is protected or enhanced; and
 2. provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

RESIDENTIAL ZONES AND PRECINCTS

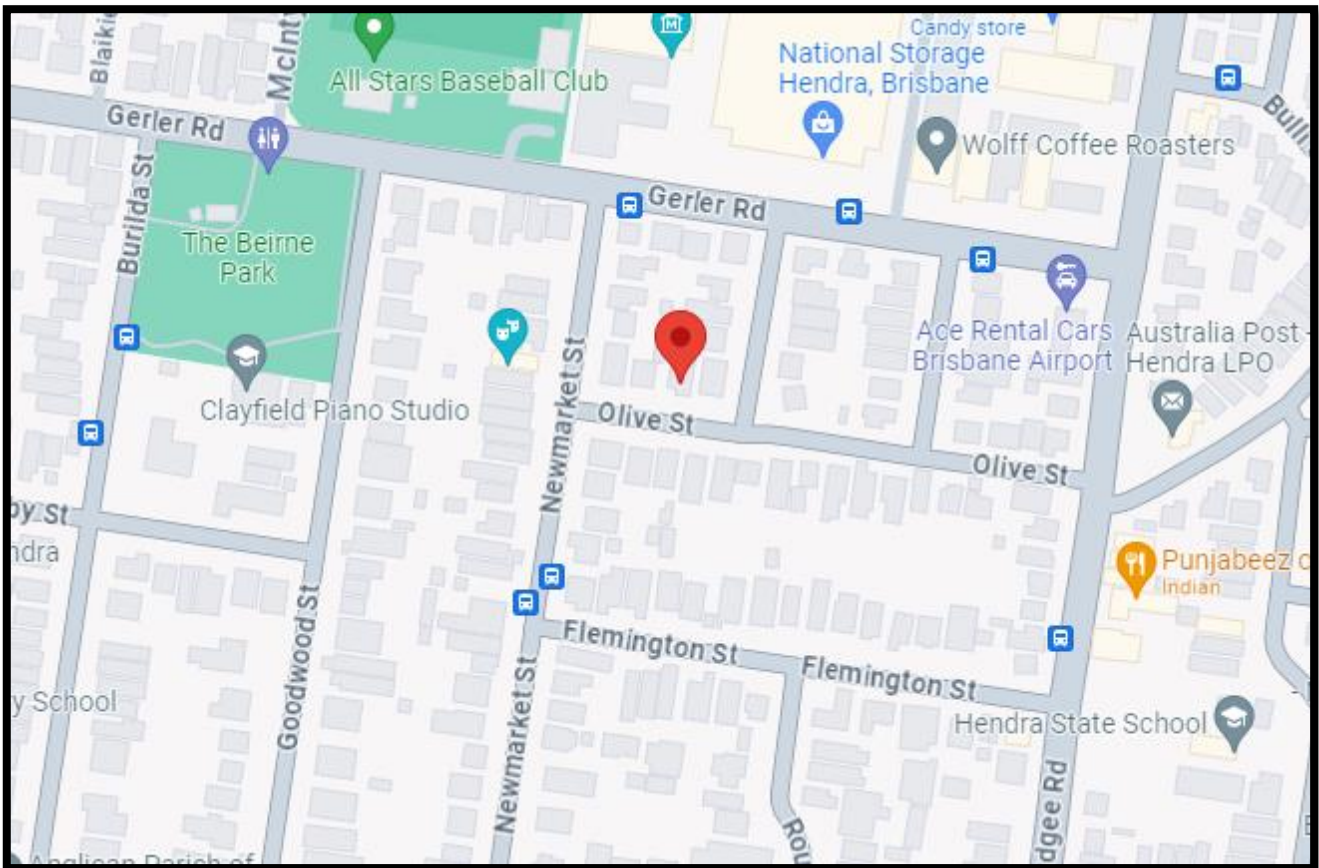
The following table gives you more information about zones and zone precincts.

Brisbane City Plan 2014 zone	Brisbane City Plan 2014 zone precinct	Houses	Granny flats	Rooming accommodation	Duplexes	Townhouses, row house, villas
✓ = intended development types						
Low density residential (LDR)*	-	✓	✓	✓	-	-
Character residential (CR)*	CR1 Character	✓	✓	✓	-	-
	CR2 Infill housing	✓	✓	✓	✓	✓
Low medium density residential (LDMR)	LMR1 2 storey mix	✓	✓	✓	✓	✓
	LMR2 2 or 3 storey mix	✓	✓	✓	✓	✓
	LMR3 Up to 3 storeys	✓	✓	✓	✓	✓
Medium density residential (MDR)	-	-	-	✓	✓	✓
High density residential (HDR)	HDR1 Up to 8 storeys	-	-	✓	-	-
	HDR2 Up to 15 storeys	-	✓	-	-	✓
Tourist accommodation (TA)	-	Short-term accommodation and other tourism related uses				
Emerging community (EC)	-	Land with potential for future development for range of residential uses subject to detailed planning and provision of infrastructure				
Rural (RU)	-	Houses, granny flats and home-based business as well as a variety of other uses appropriate in a rural setting				
Rural residential (RR)	-	Houses, granny flats and home-based business on large lots				
Township (T)	-	Houses, granny flats and home-based business on a small coastal or rural settlement such as Moreton Island				
Environmental management (EM)	-	Houses, granny flats and home-based business on large lots, appropriately sited to respect environmental values				

BLOCK DIMENSIONS



LOCATION OVERVIEW



Hendra's proximity to the Brisbane River, CBD, and prestigious racecourses has seen it become one of the inner-north's most sought-after suburbs. According to realestate.com the median sale price for a home has jumped to \$1,360,000 and the median unit price is \$666,000.

At the 2016 census the population of Hendra. The suburb is approximately 6km north-east of the city, and is bordered by other suburbs like Ascot, Clayfield, Hamilton, and Nundah. The Hendra railway station services the suburb. Hendra is a traditional Cornish name meaning an ancient or old hamlet or town. The suburb is home to a handful of heritage listings, including 27 Bowley St, 5 Derby St, and 70 Zillman Rd.

The re-invigoration of the suburb has seen renovations to existing shopfronts and new premises on Racecourse Rd and Zillman Rd. Multiple parks, aside from the large racecourses, pepper the suburb too. Easy access to the river is possible down Nudgee Rd and Kitchener Rd, making bike-riding or exercise a breeze. The Kedron Brook also borders the north of the suburb.

Amenities include Thai Naramit, Dandelion and Driftwood, Brickhouse Café, an independent hardware store, The Gabi Doctrine, Sabbi on Mansion, Mumma Sous, The Racing Cafe, and Burger and Taco Lab alongside many more. Portside and Eat Street are conveniently located in neighboring Hamilton. Entering Hendra means living in one of the north-sides best dining precincts.

CONVENIENCE AND LIFESTYLE



- Close to both private and public schools.
- Approx. 8km drive to the fantastic Portside Wharf.
- Short walk to Doomben and Ascot Racecourse.
- Public transport is available by both bus and train on your doorstep.
- Approx. only 6km to Brisbane's city centre.
- Easy access to the ICB and Brisbane's extended tunnel network.
- Multiple greenspaces nearby.
- Moments away from the Brisbane River and riverside bikeways.
- A number of cafés and restaurants are within close proximity to the property.



SALES COMPARISONS AND SNAPSHOT

1 16 CRESSEY STREET WAVELL HEIGHTS QLD 4012 **Sold Price \$3,050,000**



 5  3  2  607m²  337m²
 Year Built 2022 DOM 110
 Sold Date 05-Feb-23 Distance 3.21km
 First Listing Just Listed
 Last Listing Under Contract

2 2 FLEMINGTON STREET HENDRA QLD 4011 **Sold Price \$3,100,000**



 4  3  3  650m²  400m²
 Year Built 2022 DOM 37
 Sold Date 21-Oct-22 Distance 0.26km
 First Listing For Sale
 Last Listing Not Disclosed

3 14 CRESSEY STREET WAVELL HEIGHTS QLD 4012 **Sold Price \$3,225,000**



 5  3  3  607m²  284m²
 Year Built 2022 DOM 4
 Sold Date 25-May-23 Distance 3.19km
 First Listing Just Listed
 Last Listing Under Contract

4 11 DORAMES STREET HENDRA QLD 4011 **Sold Price** RS UN



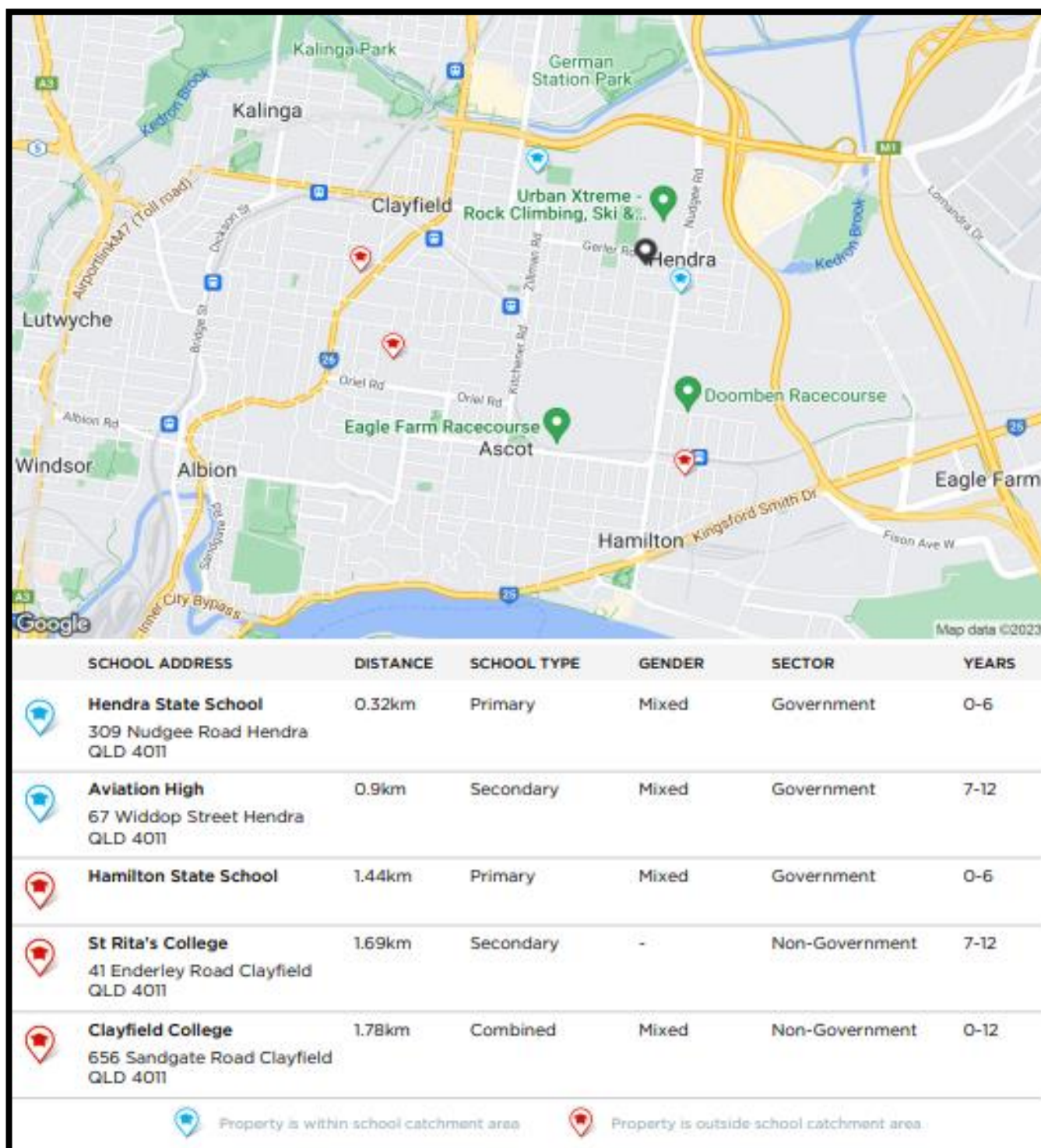
 5  5  2  607m²  333m²
 Year Built 1930 DOM 29
 Sold Date 02-Aug-23 Distance 0.1km
 First Listing Auction 15 Feb 2020
 Last Listing Auction 15 Feb 2020

5 140 NELSON STREET KALINGA QLD 4030 **Sold Price \$3,350,000**



 5  3  2  607m²  318m²
 Year Built 1910 DOM 100
 Sold Date 18-Feb-23 Distance 3.02km
 First Listing For Sale
 Last Listing Contact Agent

SCHOOL CATCHMENT



LONG TERM MARKET TRENDS



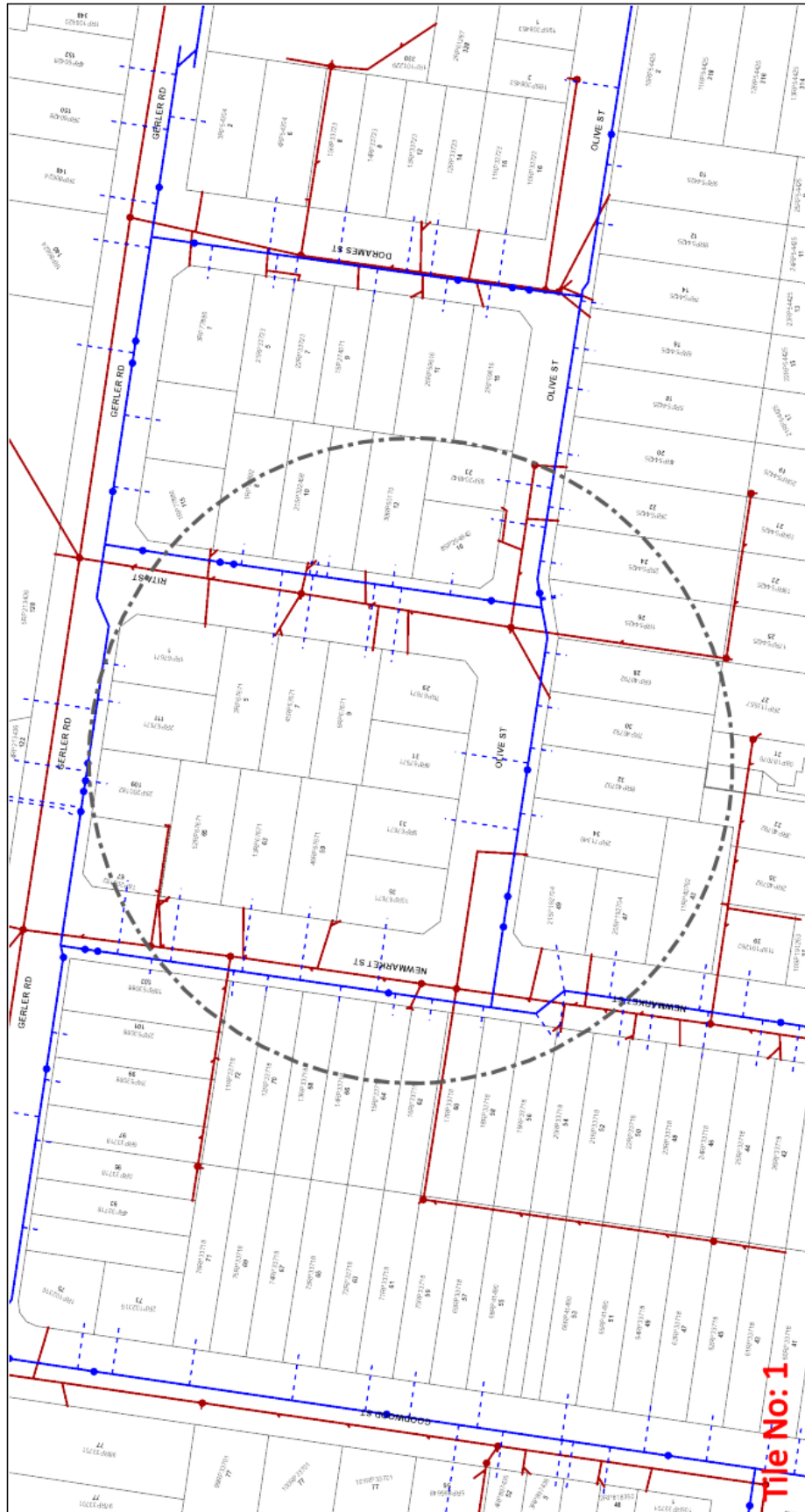
EXISTING FLOORPLAN



ANNEXURE A

SITE DETAILS / SEWER / TOWN WATER LINES

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Urban Utilities

Dial Before You Dig - Urban Utilities Water, Recycled Water and Sewer Infrastructure

DBVD Reference No: 230607591
 Date DBVD Ref Received: 09/10/2023
 Date DBVD Job to Commence: 09/10/2023
 Date DBVD Map Produced: 09/10/2023

Water

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

Sewer

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

Map Scale
1:1000

Produced By: Urban Utilities

This Map is valid for 30 days

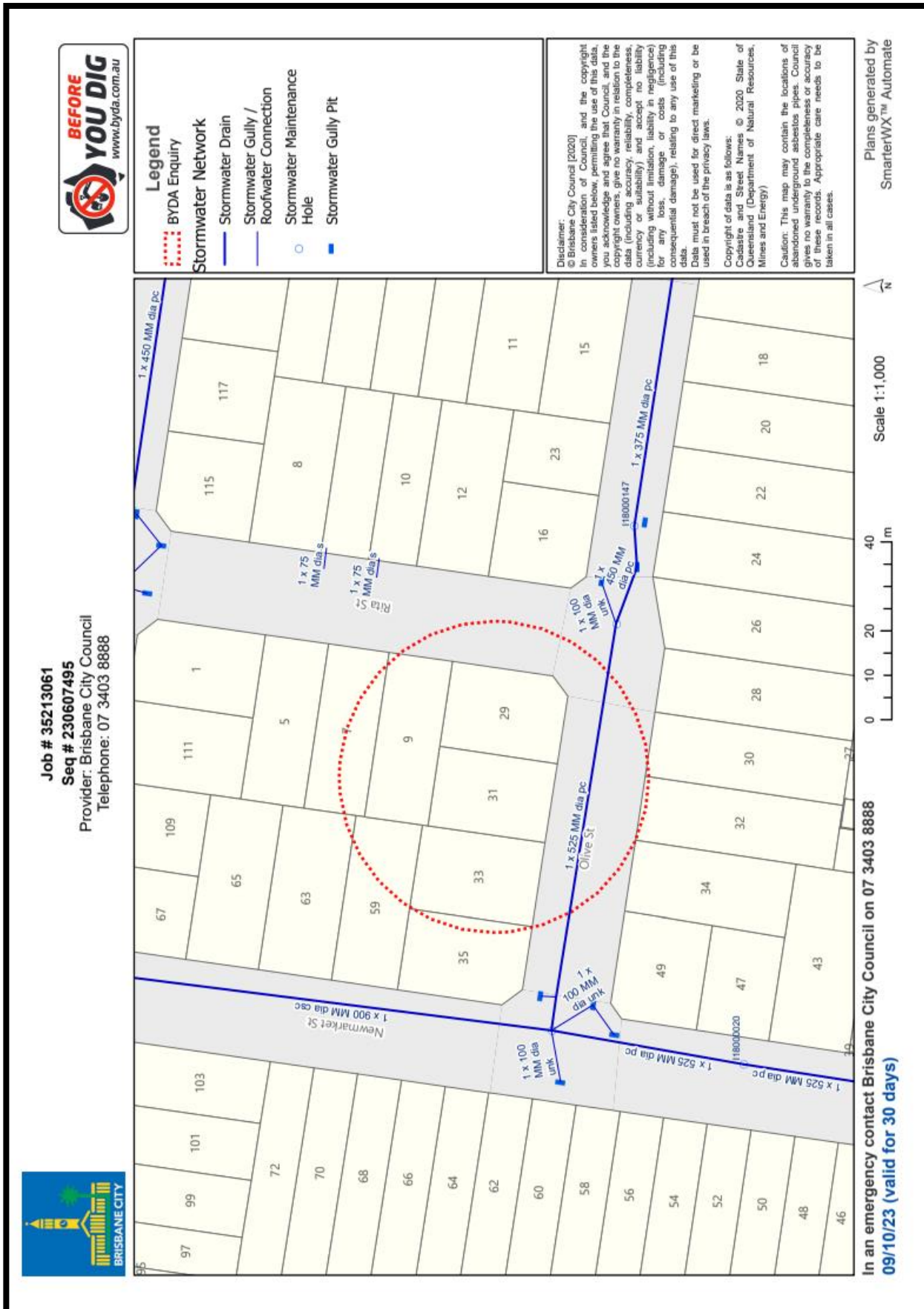
Plans generated (09 Oct 2023) by Pellicanor TicketAccess Software | www.pellicanor.com

For further information, please call Urban Utilities on 13 23 57 (Mon-Fri 9am-5pm), 13 23 57 (After 5pm weekdays), 13 23 57 (After 5pm weekends).

Urban Utilities (QLD) - Response Plan.docx (2020)

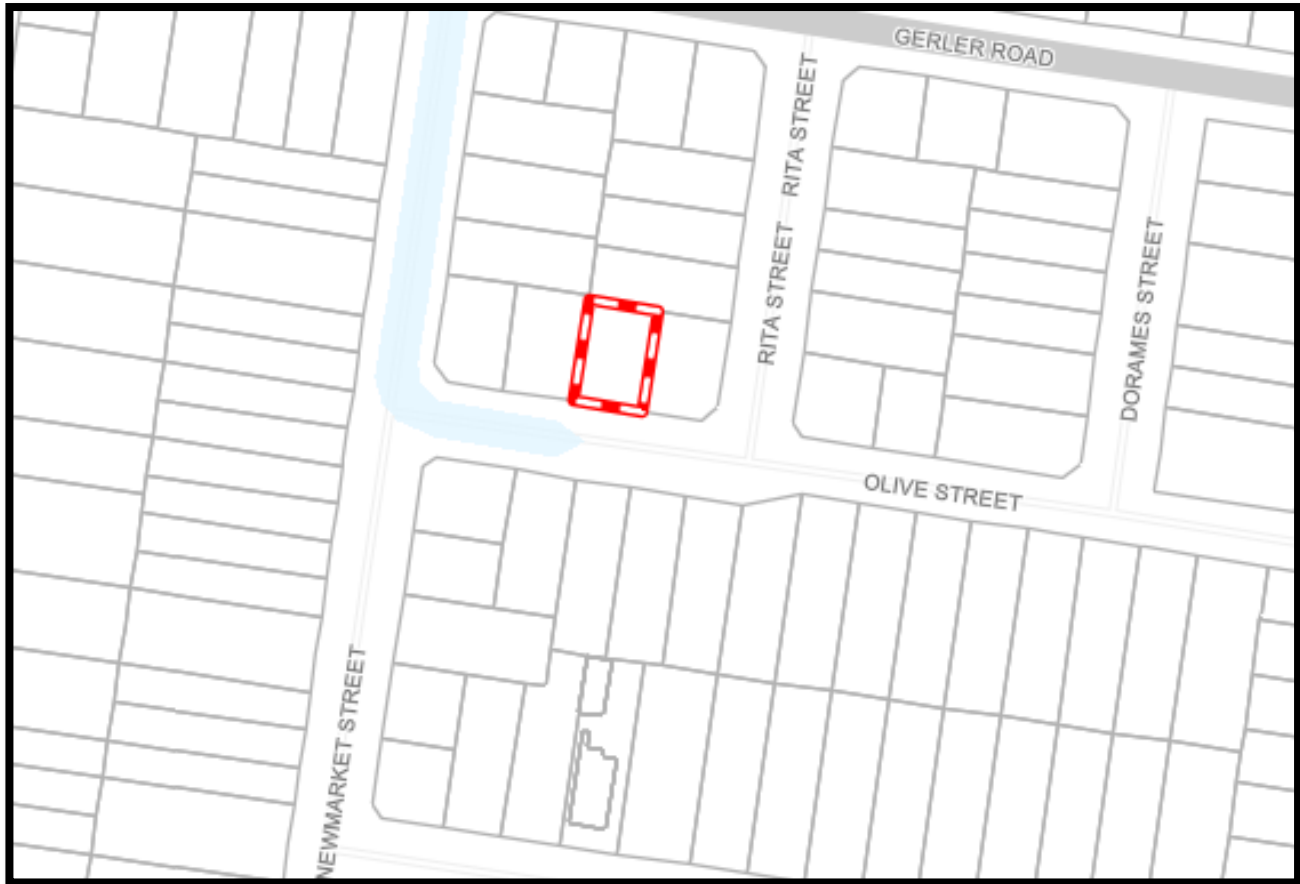
ANNEXURE B

STORM-WATER PIPE MAP



ANNEXURE C

OVERLAND FLOW



The Flood overlay identifies flood planning areas. These are areas that are subject to flooding to which planning provisions apply. Flood planning areas have been identified for the management of these areas, in accordance with the requirements of the State Planning Policy (SPP), ensuring that the natural hazard of flood is adequately considered when making decisions about development. Overland flow flood planning areas indicate land subject to overland flow to which planning provisions apply.

ANNEXURE D

BCC FLOODWISE REPORT

FloodWise Property Report

31 OLIVE ST, HENDRA 4011
Lot 8 on RP67671



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in CityPlan, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) webpage. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Find [Be Prepared](#) information on your flood risk and how to prepare your home or business for potential flooding.

Combined 1% AEP for river, creek and storm tide flood extent (if applicable). Aerial map shows river and creek flooding extent from the adopted CityPlan. Read more about [CityPlan](#).



Department of Resources and Brisbane City Council | Brisbane City Council | © Brisbane City Council... Powered by Esri

ANNEXURE E

COUNCIL CITY PLAN 2014 ZONING & CONTOURS



Council City Plan 2014 Zoning

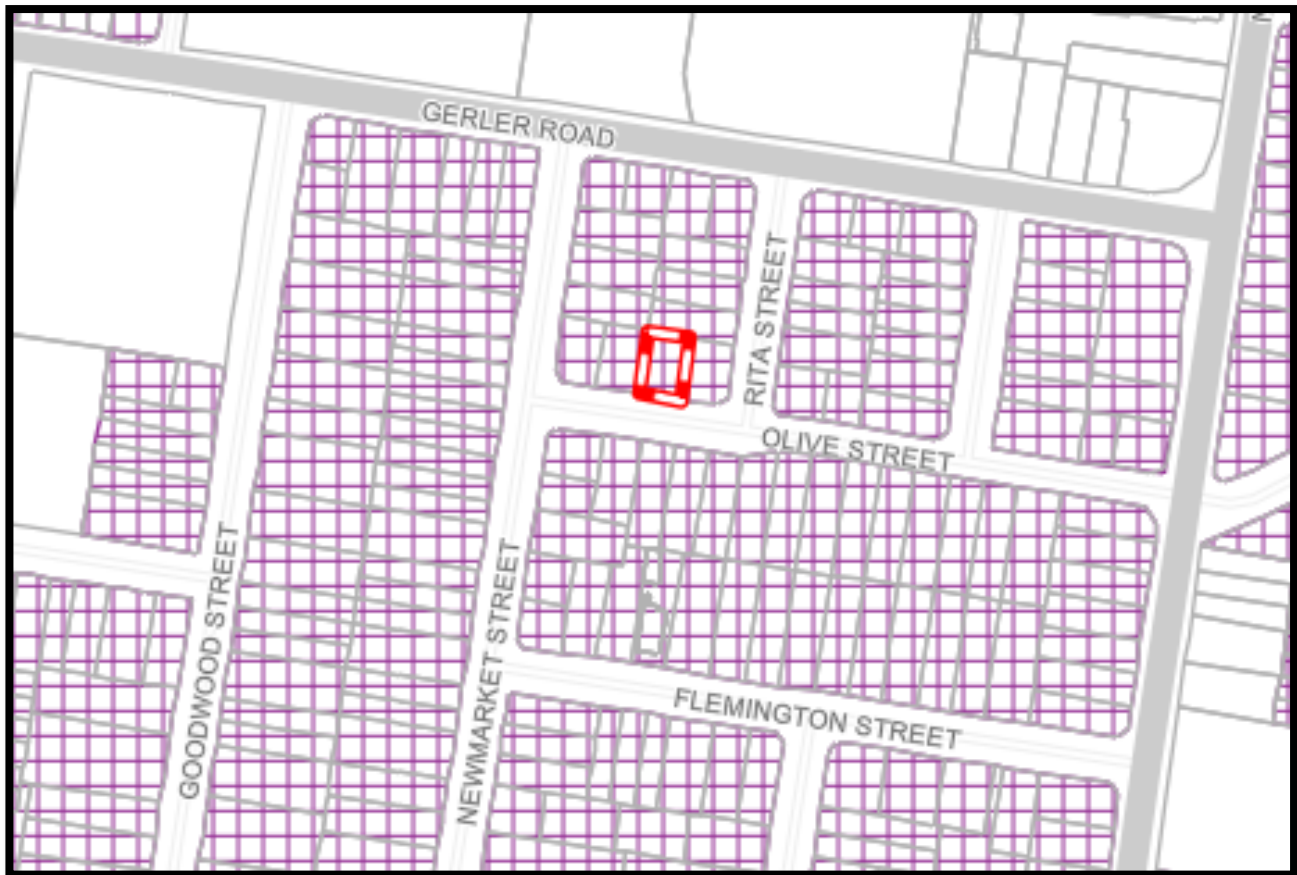
	LDR Low density residential
	CR1 Character residential (Character)
	CR2 Character residential (Infill housing)
	LMR1 Low-medium density residential (2 storey mix)
	LMR2 Low-medium density residential (2 or 3 storey mix)
	LMR3 Low-medium density residential (Up to 3 storeys)
	MDR Medium density residential
	HDR1 High density residential (Up to 8 storeys)
	HDR2 High density residential (Up to 15 storeys)

ANNEXURE F
AERIAL PHOTO: 1946



ANNEXURE G

TRADITIONAL CHARACTER CODE





For additional information please contact the selling agents:

Dean Hamilton
(07) 3357 1888
0400 799 447
dean.hamilton@ljhooker.com.au



Disclaimer

Information and opinions provided in this document are based on the current market conditions and although great care has been taken in preparing this document LJ Hooker Stafford cannot verify all information nor take responsibility on the assumptions they are based. All recipients of this document should not base their opinions solely on this document and should make their own enquiries about any accuracy. LJ Hooker Stafford cannot be held liable for any errors or omissions in this document. All images are for illustrative purposes. This document is not or does not form part of an offer or contract on the property.