



Investment Memorandum

4–12 Augstein Street & 979–981 Boundary Road, Coopers Plains QLD

DA-Approved Site | 3,283m² | Multi-Titled Development Holding

Price Guide: Best Offers by [Insert Deadline – suggest 30 days from today]

LJ Hoo

Property Summary

Situated in Brisbane's rapidly evolving southern corridor, this exceptional 3,283m² amalgamated site, spanning six titles, boasts Development Approval for a 40-unit residential project. Its prime, high-exposure corner location on Augstein Street and Boundary Road offers rare dual street frontage and an elevated position, combining immediate development readiness with strong investment fundamentals.

All five properties are currently leased to reliable tenants, ensuring valuable holding income for the buyer during construction preparation or pre-sales. These neat, practical dwellings ensure low maintenance and minimal vacancy risk, offering a unique dual-value proposition: an income-producing land bank with active DA potential.

As one of the last remaining multi-title landholdings of this scale in Coopers Plains, this offering is highly appealing to developers. The calibre of this DA approval is increasingly rare, providing investors and developers crucial flexibility in timing and strategy – enabling immediate activation or long-term hold.



Key Features & Investment Highlights

This exceptional offering combines robust market fundamentals with unparalleled income and development flexibility. The following highlights underscore its unique value proposition:

DA Approval for 40 x 2-Bedroom Residential Units

Streamline your project and bypass lengthy planning delays, enabling immediate progression.

Expansive 3,283m² Site Across Six Titles

Provides significant scale, excellent access, and strategic long-term development flexibility.

Prime High-Profile Corner Location

Boasts over 100m of combined street frontage to Boundary Road and Augstein Street, ensuring maximum visibility and accessibility.

Secure Holding Income from Five Existing Rental Homes:

- 4 Augstein Street – \$475/week
- 8 Augstein Street – \$725/week
- 12 Augstein Street – \$525/week
- 979 Boundary Road – \$490/week
- 981 Boundary Road – \$415/week

Generating a substantial total rental income of \$2,630 per week (\$136,760 p.a.), effectively offsetting project holding costs from acquisition.

Desirable Residential Catchment

Benefiting from robust population growth, underpinned by excellent proximity to key transport links, employment hubs, and educational institutions.

Scarce Development Opportunity in a Tightly Held Pocket

Large, DA-approved sites of this calibre are exceptionally rare within this sought-after region.

This represents a compelling, ready-to-activate, and cash-flow positive opportunity for astute developers seeking to capitalize on Brisbane’s critically low vacancy rates and strong demand for medium-density housing.





Coopers Plains State School

2 minute drive / 11 minute walk

Location Benefits

Coopers Plains is fast emerging as a hot spot for infill residential development due to its central positioning, affordability, and access to major employment and lifestyle nodes. The subject site is positioned just 12km south of Brisbane’s CBD and is surrounded by an ever-expanding landscape of residential, educational, industrial, and commercial infrastructure.

The area benefits from:

- 1

Excellent connectivity
via the Ipswich Motorway, Pacific Motorway, and Beaudesert Road, linking quickly to the CBD, Gold Coast, and western growth corridors.
- 2

Coopers Plains train station is just minutes away
offering frequent city-bound services and strong commuter appeal.
- 3

Close proximity to major employment hubs
including Archerfield Airport, Rocklea Markets, and the Acacia Ridge and Salisbury industrial precincts.
- 4

Nearby education options
including Griffith University Nathan Campus, St Thomas More College, and various local state and private schools.
- 5

Retail and lifestyle precincts
such as Sunnybank Plaza, Market Square, Westfield Garden City, and QEII Jubilee Hospital are within easy reach.
- 6

Ongoing gentrification and infrastructure upgrades
continue to uplift values and residential demand.

This combination of location drivers creates a fertile environment for new residential projects, and the site’s accessibility to both blue-collar and white-collar employment hubs ensures a strong buyer and tenant pool upon completion.

Planning Summary & Development Potential

The site is zoned Low-Medium Density Residential (2 or 3 storey mix) under the Brisbane City Plan 2014 and carries Development Approval for the construction of 40 x 2-bedroom units, each thoughtfully designed for modern urban living. This presents a rare opportunity to step into a shovel-ready project in a location where demand far outweighs supply.

Key planning advantages:



Full DA approval (Ref: A004739113) already in place

significantly reducing the lead time and risk for developers.



Unit mix and design are tailored

to meet the strong demand from both owner-occupiers and investors.



Zoning allows for medium-density residential use

which aligns with broader Brisbane housing policy trends.



Favourable building height allowances and site coverage ratios

enabling a practical and efficient development outcome.

With planning frameworks tightening and land supply shrinking, approved projects of this size offer a strategic fast-track to capitalise on the current market cycle.

Tenancy & Income Profile

Unlike typical development sites that require holding costs with no income, this property is already a productive asset. Each dwelling is tenanted and generating reliable weekly rent, with all leases managed on a standard residential basis. This provides stability while preparing the site for construction or holding the asset for future capital gain.

Current rental profile (weekly):

4 Augstein Street	\$475
8 Augstein Street	\$725
12 Augstein Street	\$525
979 Boundary Road	\$490
981 Boundary Road	\$415

Total income: \$2,630/week (\$136,760 per annum)

The income mitigates risk, supports holding costs, and gives developers breathing room for finance, design development, or pre-sale campaigns.

Summary & Call to Action



Strategic Location & High Demand

This Coopers Plains site offers an outstanding location with a secure income stream and Development Approval already in place. The demand for medium-density housing in well-connected Brisbane suburbs continues to outpace supply, positioning this site to capture that demand immediately.

Offered via Best Offers by 29TH JULY 2025

For a copy of the Development Approval documents, or to arrange a private inspection, contact the Altora Global team today.



Unmatched Opportunity & Flexible Exit

Providing multiple clear exit strategies—whether building and selling, holding and leasing, or banking the land for future uplift—this DA-approved site offers a strategic fast-track. Large, approved projects in such high-growth corridors are limited, making swift action crucial as competition intensifies.

Contact Information

Kind regards,

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