

# 1/111 Albatross Avenue, Mermaid Beach, Qld 4218

## Villa For Sale

Tuesday, 26 March 2024

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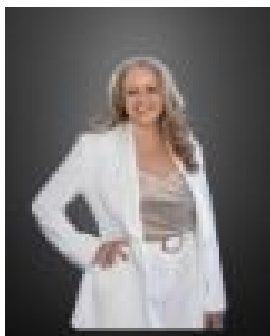
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 94 m2

Type: Villa



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## Auction

Footsteps from the sand and surf and occupying one of the last lucrative landholding opportunities on exclusive Albatross Avenue. The first time offered to the market in 30 years, this 257m<sup>2</sup>, north-east corner block is the gateway to a dream beachside lifestyle. With a limited supply of knock-down/rebuild or development sites, this is a great chance to create a bespoke beachside haven or luxury development. Currently hosting an original 1962 brick veneer low-set, 3-bedroom beach house behind a charming picket fence, explore your options to knock down and rebuild or develop this site. Zoned for Medium Density Residential Development, capitalise on its location and build upwards, embracing beach and any potential city skyline views. Positioned in Mermaid Beach, there's a good reason why this suburb is so sought-after. A prime coastal location to live, dine and play, its proximity to the sand, surf and burgeoning foodie hubs unites a love of premium living and dining within a stunning beachside setting. When you're not enjoying an early morning beach stroll or swim, head to nearby BSKT for an organic breakfast, or make plans to meet friends for dinner at a choice of tempting eateries, including the newest popular culinary destination, The Oxley. Pacific Fair and the glitz and glamour of The Star Casino are waiting in approx. 3km, along with all the delights of Broadbeach, plus with the light rail coming soon, you'll have easy access to public transport, to travel up and down the coastline to all first-class Gold Coast amenities. Will you be the one to turn this unparalleled opportunity into reality? Arrange your inspection today.

Property Specifications:  
Extremely unique property opportunity, only 50m from the beach  
Enticing potential, with a limited supply of Mermaid Beach knock-down/re-build or development sites  
First time to market in 30 years  
Zoned for Medium Density Residential Development  
Capitalise on the location and build up to embrace beach and city skyline views  
Northeast corner block, 257m<sup>2</sup>  
Occupying a sought-after position on the easterly side of Albatross Avenue  
Original 1962 brick veneer low-set cottage tucked behind a charming picket fence  
Current 3-bed, 1-bath home includes separate lounge and dining, separate laundry, double carport, paved courtyard  
Prestigious enclave close to vibrant Mermaid and Nobby Beach eateries, including The Oxley and BSKT cafe  
Approx. 3km from Broadbeach, home to Pacific Fair, The Star Casino and GC Convention Centre  
Ample public transport, soon to be enhanced with the light-rail