

# 1-3/40 Australia Avenue, Broadbeach, Qld 4218

## Block Of Units For Sale

Thursday, 11 April 2024

1-3/40 Australia Avenue, Broadbeach, Qld 4218

Bedrooms: 7

Bathrooms: 5

Parkings: 4

Area: 438 m2

Type: Block Of Units



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## Expressions Of Interest

Entire Block to be Sold in ONE LINE This offering represents an exciting opportunity for developers or investors to acquire a prime parcel of land with three (3) units within the heart of Broadbeach. The property consists of:

- 2 x 2 bedroom/1 bathroom units (ground floor and 2nd floor apartment)
- 1 x 3 bedroom/2 bathroom ground floor detached dwelling (located at the front of the complex)
- 2 x SLUG garage - one each for the 2 bedroom units
- Triple carport parking with separate driveway designated for 3 bedroom/2 bathroom dwelling
- Site area 617sqm flat useable land
- Zoned RD8 High Density Residential

The property is fully leased with long term tenants in place who are all interested in staying on with new owners. The current owners have opted for long term tenants who have looked after their respective rental property over raising rents per tenancy renewal.

Unit 1 - Lease expiry 18.07.24  
Unit 2 - Lease expiry 01.01.25  
Unit 3 - Lease expiry 21.07.24

Total rental per week = \$1,470 weekly rental  
Gold Coast Council Rates  
Unit 1 - approximately \$2593 per 6 months  
Unit 2 - approximately \$1871 per 6 months  
Unit 3 - approximately \$2593 per 6 months  
Gold Coast Council Water & Sewerage rates  
Unit 1 - approximately \$611 per 6 months  
Unit 2 - approximately \$501 per 6 months  
Unit 3 - approximately \$611 per 6 months

Presenting a wealth of opportunity to create a multi residential development (STCA) or land bank and keep generating the weekly rent. With seamless connectivity to major transport routes such as the M1 and the light rail, residents enjoy proximity to Pacific Fair Shopping Centre, The Star Casino, Broadbeach restaurants and nightlife culture and of course the famous golden sands of Broadbeach Beach. The area is ever changing with demand in the area soaring for beachside apartments on the Eastern side of GC Highway. The location benefits from significant value adding proposition through re-negotiations of rents, and/or future re-development upside (STCA)

Amenities are within a stroll of the location including Oasis, Pacific Fair Shopping Centre, Medical centres and other specialty stores including trendy cafes and vibrant food and nightlife culture in the Broadbeach precinct.

EXPRESSIONS OF INTEREST: closing Wednesday 24th April at 2pm  
Contact agent for an information pack and expression form.