

**10-12 Bal Harbour, Broadbeach Waters, Qld 4218**



**Residential Land For Sale**

Thursday, 14 December 2023

10-12 Bal Harbour, Broadbeach Waters, Qld 4218

Area: 1416 m2

Type: Residential Land



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## Auction

Presenting a very rare opportunity within a tightly-held Golden Triangle cul-de-sac are two vacant waterfront blocks, primed for amalgamation. Individually measuring 708m<sup>2</sup>\*, combined the lots will create a highly usable, 1,416m<sup>2</sup>\* mega parcel with 35.7m\* of water frontage to a secluded inlet near to Main River. Adding to the site's blue-chip appeal is its coveted north-northwest aspect, which captures city skyline vistas that would be best capitalised on with a grand, multi-level trophy home. Occupying an exclusive position on the fringes of Broadbeach's lifestyle precinct, this premier address is within a short walk of patrolled beaches, eclectic dining, and world-class retail and entertainment amenities. The opportunity to secure a blank, primely orientated double block in this prestigious island community is unlikely to be repeated. While there is the option to purchase the lots separately, combined they offer an unparalleled site for the construction of your dream home. The Highlights: - Two vacant side-by-side blocks, each measuring 708m<sup>2</sup>\* and primed for amalgamation - Option to purchase lots separately, or as one supersized 1,416m<sup>2</sup>\* parcel with a total 35.7m\* water frontage - Both blocks face north-northwest to capture water and city skyline views - Tightly held cul-de-sac in sought-after Golden Triangle precinct - Near to Main River and the heart of Broadbeach - Blank canvas for construction of multi-storey, trophy waterfront residence

Made up of only ten prestigious streets, the Golden Triangle is renowned for its oversized blocks, prime water frontage and proximity to Main River and amenities. This premier Broadbeach Waters address is minutes from Broadbeach's vibrant lifestyle precinct. A patrolled stretch of sand and surf is within 1.7km, as are a host of shopping, entertainment, and casual and fine dining options. The Star is 1.1km away, while the world-class retail destination of Pacific Fair Shopping Centre is 3km. The address sits in the catchment for Broadbeach State School and Merrimac State High School and has proximity to a choice of leading private schools. The Gold Coast Highway is nearby for easy travel north or south. Explore the full potential of this rare opportunity in the prestigious Golden Triangle – contact Matthew Follent 0402 251 527 or Marco De Vincentiis 0433 112 260. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.