

# 1086-1088 Gold Coast Highway, Palm Beach, Qld 4221



## Sold Block Of Units

Tuesday, 21 November 2023

1086-1088 Gold Coast Highway, Palm Beach, Qld 4221

**Bedrooms: 18**

**Bathrooms: 9**

**Parkings: 16**

**Area: 782 m2**

**Type: Block Of Units**



Steven King



James Crawford  
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## Contact agent

For sale via Expressions of Interest closing Thursday 9 November at 4pm (AEST). Consisting the entire apartment complex, positioned on a prominent corner land holding totalling 782m<sup>2</sup>\* this opportunity offers a superb investment / redevelopment opportunity in the heart of thriving Palm Beach. Comprising 9 conservatively rented, fully tenanted two bedroom apartments, the opportunity exists for investors to capitalise either by holding as-is, renovating, strata-titling to sell as individual units (subject to council approval) or as an alternate use redevelopment site. Conveniently located 150m\* from the beach, within 100m\* of the Coles anchored Pavilions Shopping Centre and surrounded by world class restaurants and cafes, this is an outstanding opportunity to acquire multiple dwellings in a high growth area on a significant land holding offering major future redevelopment upside potential. Investment highlights include:- Entire 3 storey plus basement apartment complex - 9 x two-bed apartments- Fully leased at conservative under market current rental rates - \$216,320pa\* current holding income - All apartment configurations offer single bathroom, open kitchen, and a combined dining / living area, plus some with courtyards and balconies- Opportunity to renovate or redevelop to maximise returns, or land bank for future with passive holding income- 782m<sup>2</sup>\* landholding with development upside potential- 14 secure basement parks and ground level parking for 2 cars- Flat regular shaped block with Medium Density Residential zoning- Premium residential area with a median house price of \$1,550,000 and median unit price of \$850,000\* as of September 2023 (Source: Realestate.com.au)- Positioned very close to Palm Beach's vibrant dining scene offering an array of world class cafes and restaurants - Within 150m\* of beach and 100m\* of Coles Supermarket (Pavilions Shopping Centre) - Easy Access to transport links including the M1 (5min) and Gold Coast Airport (12min)- Lot 16 on SP103208 Palm Beach is fast becoming the most progressive suburb on the Gold Coast, renowned for its relaxed coastal lifestyle, thriving community, world-class beaches, local establishments and laid-back vibe. Palm Beach offers the perfect balance between beachside tranquillity and urban convenience while being far enough from the frantic pace of other Gold Coast tourist meccas. The prime location of this opportunity ensures that everything you need is within walking distance. For further Contact exclusive agents Steven King 0417 789 599 or James Crawford 0423 601 063.\*Approximately^Due Diligence available upon request via data room Disclaimer: Colliers does not guarantee, warrant or represent that the information contained in the advertising and marketing document is correct. Any interested parties should conduct their own due diligence/ make their own enquiries as to the accuracy of the information that has been represented.