

# 1&2/11 Tima Avenue, Surfers Paradise, Qld 4217

## Sold Townhouse

Thursday, 26 October 2023

1&2/11 Tima Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 6**

**Bathrooms: 4**

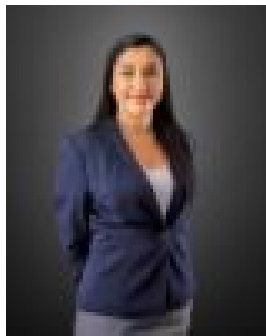
**Parkings: 4**

**Area: 722 m2**

**Type: Townhouse**



Nat King  
0403042677



Paulette Koriacos  
0456778678

**\$1,470,000**

Unit 1 & Unit 2 /11 Tima Avenue, Surfers Paradise This is an exclusive opportunity brought to you by a motivated seller. Act now as this property must be sold, don't miss out on securing your dream home or investment! Two Units on 722m<sup>2</sup> with DA Approved Triplex Townhouse Site - Limited Time Price Reduction! Act Fast! ATTENTION DEVELOPERS: Shovel-ready site with approved DA for a luxury triplex townhouse development. Start building now or benefit from holding income. Art Deco and Palm Springs-inspired design, 2.5 level townhouses with 4 beds, 3 baths, separate living areas, butler's pantry, and double garage. Spacious balconies, rooftop terraces, and stunning skyline views of Surfer's Paradise. A copy of plans, permits, and the owner's feasibility report can be provided upon request. Don't miss this rare opportunity for a ready-to-go property development. ATTENTION INVESTORS: With the approved DA in place, you have the option to re-tenant this site with two 3-bedroom units, generating rental income of \$1,500 per week. This allows you to collect rent while benefiting from the capital growth potential of this excellent property. You can also choose to develop it later or sell to a developer opportunistically. ATTENTION HOME BUYERS: This property presents the ultimate dual-living opportunity you've been searching for. It can be enjoyed as it is or renovated to unlock its full potential. The home boasts 6 bedrooms, 4 bathrooms, 2 kitchens, multiple living areas, and a spacious 722m<sup>2</sup> land area. Internally, the property consists of two individually titled and spacious 3-bedroom units, without any body corporate fees. Contact Nat 0403 042677 or Paulette 0456 778 678, this property is already attracting attention, so don't delay, all written offer will be presented!

Unit 2 - Main Residence - First Floor: • Light-filled and airy open plan living and dining areas with a feature fireplace • Modern kitchen with a breakfast bar • Master bedroom with an ensuite, walk-in wardrobe, and covered balcony • Two additional bedrooms with built-in wardrobes • Main bathroom with a bathtub • Double lock-up garage • Internal size: 183m<sup>2</sup> • Council rates per year approx.: \$3,240 • Water rates per year approx.: \$1656 • Rental appraisal: \$750-\$800 per week or \$39,000-\$41,600 per year

Unit 1 - Second Residence - Ground Floor: • Open plan living and dining area with air conditioning • Kitchen with ample cupboard space • Master bedroom with an ensuite and built-in wardrobe • Two additional bedrooms with built-in wardrobes • Main bathroom with a bathtub and separate toilet room • Large entertaining deck overlooking the private fenced rear yard • Double enclosed carport garage • Internal size: 161m<sup>2</sup> • Council rates per year approx.: \$2,558 • Water rates per year approx.: \$1,430 • Rental appraisal: \$600-\$650 per week or \$31,200-\$33,800 per year

General Features: • Solar panels and solar hot water system • Split system air conditioning throughout • Two separate laundries • Security screens on most windows • Double lock-up garage, double enclosed carport, and additional off-street parking • Garden pavilion (Bali hut) and fire pit • Combined area: 455m<sup>2</sup> or 49 squares

Nestled at the end of a tranquil cul-de-sac, surrounded by homeowners who take pride in their properties, this residence offers an ideal setting for embracing the vibrant Gold Coast lifestyle. Here are the key highlights of this exceptional location: • Exceptional school catchments: This property falls within the prestigious catchments of Surfers Paradise State School, Benowa State High School, and Keebra Park State High School. Moreover, it is conveniently situated just minutes away from esteemed private schools including St Kevin's School, The Southport School, St Vincent's Primary School, St Hilda's School, Josiah College, Aquinas College, Emmanuel College, and Trinity Lutheran College. • Proximity to Exciting Amenities: Within a short walk, you'll discover the thriving HOTA precinct, parks, boatable water, a variety of restaurants, and shops, ensuring endless entertainment options and convenience at your doorstep. • Easy Access to Waterfront Parks and Dining: Enjoy easy access to extensive waterfront parks, pathways, and pedestrian bridges that connect you to Chevron Island's delightful cafes and restaurants, the renowned Capri on Via Roma (2.8km), and the vibrant Ferry Road Markets (3.2km). • Convenient Commercial and Business Districts: Just 2 minutes away lies the bustling Bundall Commercial District, while the Southport Business District is a mere 6 minutes' drive, offering a multitude of business and professional services. • Proximity to World-Famous Beaches: Indulge in the world-famous beaches that are only 1.7km away. • Nearby Sporting and Entertainment Facilities: Enhance your leisure time with the Southport Golf Club situated a mere 700m away, and the Southport Race Club just 400m away. • Close to Premier Attractions: Other notable attractions in the vicinity include The Star Casino (3km), Pacific Fair Shopping Centre (3.5km), Pindara Private Hospital (3.1km), and Southport Hospital (5.3km), providing access to world-class entertainment, retail therapy, and top-notch healthcare facilities.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.