

**13 Boolarong Crescent, Alexandra Headland, Qld
4572**



Sold House

Wednesday, 8 November 2023

13 Boolarong Crescent, Alexandra Headland, Qld 4572

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 754 m2

Type: House



Reuben Park
0754432000



Dan Sowden
0412201914

Contact agent

Welcome to 13 Boolarong Crescent, a distinct property offering an amalgamation of rich history and boundless potential. Held in the same family for 65 years, this North East facing 754m² site is uniquely positioned for breathtaking ocean views, set back comfortably from Alexandra Parade without compromising on views. The luxury property market is stronger than ever, and this exceptional site is primed to take full advantage. Under the current town plan, the land is approved for a future development of up to 4 levels (12m Height Zoning), presenting a golden opportunity to tap into the robust demand for high-end residences. Envision a development of single-floor luxury apartments, each offering panoramic vistas of Alexandra Headland's surf, meeting the market's growing appetite for upscale, expansive living spaces. Start your mornings immersed in the natural beauty of the coast, visible from every level of potential development. The property's prime location is just a level stroll away from a selection of the area's finest cafes and restaurants, offering an impeccable balance between tranquil coastal living and urban convenience. With dual street frontage and additional access from Juan Street, the site offers unparalleled versatility for either redevelopment or customisation. The existing home stands as a testament to timeless family living, enriched by modern amenities and surrounded by lush, privacy-enhancing gardens. Whether you're a family seeking a forever home steeped in sentimental value, or an investor looking to capitalize on the buoyant luxury market, 13 Boolarong Crescent is not merely a piece of real estate—it's a multifaceted opportunity for a prosperous and fulfilling future. This signature property offers a generational opportunity and one of if not the last single land holding on the Alexandra Headland Beachfront. Features at a glance; • 12m height zoning • Luxury beachfront home or high end development opportunity • Future development site forecast for a gross return of \$20m • Strong holding income of \$1,200 approx. until development ready • Holiday beach home • 15m frontage, 40m in length with 22m at the rear • Surf views from the street level • Panoramic outlook from 12m • Walk to Mooloolaba + Alex Surf Club • Quiet side street parking • Protected park land in front • Once in a lifetime opportunity and last single block along the Parade*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.