

**139-141 Hedges Avenue, Mermaid Beach, Qld 4218**



**Residential Land For Sale**

Wednesday, 24 April 2024

139-141 Hedges Avenue, Mermaid Beach, Qld 4218

Area: 993 m2

Type: Residential Land



Michael Kollosche  
1300576000



Harry Kakavas  
0401379248

## Auction

Possessing a prized absolute beachfront position, this opportunity is as rare and remarkable as its iconic Hedges Avenue location. Occupying one of the most peaceful and private corner positions along Millionaire's Row, explore your options to buy one or both 497m<sup>2</sup> allotments with 12.3m of direct beach frontage. Set against a backdrop of uninterrupted ocean vistas, each individual block can host a high-end home or secure the double corner allotment and build the ultimate beachfront trophy home, with different designs available. There is also scope to develop luxury apartments on the site (STCA). No matter your choice, you will be capitalising on one of Australia's most coveted slices of coastline. In this unmatched location, luxury meets lifestyle, with cafes, restaurants, shops and services a leisurely stroll away. Savour sweet treats at Bam Bam Bakehouse, traditional Japanese dining at Etsu, casual meals at Mermaid Beach Surf Lifesaving Club, and everything in between. A wide public transport network is on your doorstep plus Pacific Fair, Star Casino and all the delights of Broadbeach beckon in approx. 2km. Families will appreciate the choice of four elite schools within a 12km radius, and if you need to travel, Gold Coast Domestic and International Airport is approx. 17km by car.

**The Highlights:**

- Rare and remarkable absolute beachfront opportunity on iconic Hedges Avenue, one of Australia's most exclusive addresses
- Supersized and centrally located corner allotment sub-divided into 2 x 497m<sup>2</sup> blocks, each with 12.3m of direct beach frontage and access
- Only two other houses on the block, making this one of the most peaceful and private corner positions along Millionaire's Row
- Capitalise on the lucrative location, potential and uninterrupted ocean views
- Build a high-end designer home on a single block or secure the double corner allotment to develop luxury apartments (STCA) or construct the ultimate beachfront trophy home
- Envious lifestyle with the beach as your backyard and local cafes, restaurants, shops and necessary amenities an easy stroll away
- Star Casino, Pacific Fair and vibrant Broadbeach beckon in approx. 2km
- Elite schools, including All Saints, Kings Christian College, Hillcrest Christian College and Somerset College within a 12km radius
- Approx. 17km to Gold Coast Domestic and International Airport

Opportunities to purchase this calibre of real estate are growing more limited. Seize your chance to secure one or both coveted beachfront blocks and reap the financial rewards in the future. Contact Michael Kollosche on 04111 888 15, Harry Kakavas on 0401 379 248 or Troy Dowker on 0409 057 087 today.

**Disclaimer:** 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.

**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.