

# 139 Muir Street, Labrador, Qld 4215

 buymyplace

## Sold House

Thursday, 4 January 2024

139 Muir Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 544 m2

Type: House



buymy place

1300289697

## Contact agent

Phone Enquiry ID: 2264035 UNITS DEVELOPMENT SITE 544M2 BLOCK with cute house. Currently a tenanted month to month lease with a large yard, located at 139 Muir Street, Labrador. This sale brings fantastic opportunities for the buyer ++Situating on 544m2 of prime flat land 400 meters to the Broadwater. This is an outstanding opportunity for the Owner Builder or Astute Developer with loads of options. Build FIVE boutique units zoned RD5 allowing 3 storey height limit that potentially get approval for 4 x 2br, 2 bath units plus 1 x 3br penthouse. Penthouse may get Broadwater views from the East end of property as can be seen from aerial view. (Approval has been given at meters away at 121 Muir St on 544m2 land). Keep it as a rental or Airbnb for cash flow investment during the approval process or keep it in your long term portfolio - \$650pw/2k+ pw returns. OR The land was originally surveyed and pre approved to retain the current home and build on the rear, (See surveyors photo) but JV offer curtailed progress and pre approval permit expired. OR Remove the current house and build two spacious side by side townhouses or large dual occupancy home for extended family. OR Acquire 800m2 vacant land next door at 141 Muir St to build 10 units. Draft plans for 141 & 139 were done under JV contract however developers partnership broke down so only got to pre approval stage. See pictures for concept plans. I can put you in touch with the owners. OR Package with land and/or council approval to make a profit. The site is in a brilliant location with wide streets and ample street parking in an established residential area in the heart of the sought after Broadwater precinct. One street from Gold coast Highway without traffic noise.\* 400m from Broadwater, cafes and restaurants. \*100m to bus stop for short ride Southport CBD, "Australia Fair", Light Rail for Helensvale train station, Surfer Paradise, Broadbeach, Griffith University and Hospitals.\* Choice of popular shopping at Harbour Town Shopping and Ferry Road markets, Aldi, Coles etc.\* 1.2km to Trendy Chirn Park cafes, bars and restaurants.\* Easy commute to private and public schools. Top private GC schools Saint Hilda's and TSS 5km, Labrador State school is walking distance 850m and Southport Secondary 2km away.\* Bike tracks and walking paths along the beach 20+ km\* Tamborine Rain Forests are a easy 45min scenic drive.\* Choice of two airports 45min to GC and 1hr to Brisbane Flexible development opportunities close to water, schools, shopping, medical, CBD, airports. Real estate that ticks all the boxes like this property is scarce so interest will be high. No agents please. Contact us if interested