

**1437 Gold Coast Highway, Palm Beach, Qld 4221**



**Sold Residential Land**

Wednesday, 20 March 2024

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Area: 412 m2

Type: Residential Land



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**\$1,425,000**

Vacant Block of Land impacted by easement and due to road resumption. It's amazing just how much potential one 412m<sup>2</sup> parcel of land can offer. Positioned in a prime beachside precinct, this blank canvas represents a pathway to a lucrative future. Rich with possibility, explore your options to develop, land bank or build your dream home within walking distance of Tallebudgera Beach, Tallebudgera Creek, cafes, restaurants, parks and shops. With population growth and housing demand constantly intensifying, a luxury triplex could secure high sales or rental returns; something that would be amplified if you align yourself with neighbours and explore a future high-rise residential tower. Alternatively, make this the base for your family's custom beach house, creating a coastal home and lifestyle to love. Either way, you'll have easy access to the aquatic paradise that is Tallebudgera Beach and Tallebudgera Creek, where you can SUP, swim safely between the flags, enjoy a stroll along the leash-free dog beach, surf, fish, kayak, or launch your boat to cruise the waterways. Plus take advantage of a thriving cuisine scene here in Palm Beach and neighbouring Burleigh, where you'll also find world-class waves. Like any limited resource, you'll need to act fast to secure this blank canvas. Don't miss your chance to capitalise on a landholding with prosperous potential.

**Property Overview:-** Prime 412m<sup>2</sup> landholding rich with lucrative potential- Outstanding location, walk to Tallebudgera Creek and Beach- Build your own family dream home just footsteps from sand and surf- Construct a luxury triplex for high rental yields in a sought-after locale- Explore amalgamation with neighbours for a future high-rise tower site- Walk to Tallebudgera Surf Club and local Palm Beach cafes, restaurants and shops- 1km to Palm Beach State School, 3.5km to Palm Beach-Currumbin State High- Under 9km to Gold Coast Domestic and International Airport

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.