

**15-19 Royal Albert Crescent, Sovereign Islands, Qld  
4216**



**Residential Land For Sale**

Saturday, 18 May 2024

15-19 Royal Albert Crescent, Sovereign Islands, Qld 4216

Area: 2566 m2

Type: Residential Land



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Tony Grbcic  
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## Auction

Tony Grbcic and Adam Grbcic from Kollosche Commercial, are thrilled to present a remarkable opportunity at 15-19 Royal Albert Crescent, Paradise Point (Sovereign Islands), QLD. Situated within the prestigious Sovereign Islands enclave, this shovel-ready waterfront site offers a rare chance to indulge in luxury living at its finest. Truly a one-of-a-kind property opportunity, this 2,566m<sup>2</sup> allotment is the last triple block available in the elite and gated Sovereign Islands enclave. Royal Albert Crescent is nestled within the sixth and newest interconnected island and boasts round-the-clock security patrols. Make the most of being approximately 5 minutes drive from the cafes, parks, restaurants, and amenities of Paradise Point. Exceptionally rare and boasting a staggering 90m waterfront, you're spoilt for choice with multiple enticing avenues available for capitalisation. Use the entire blank canvas to design and build a trophy home that sets a new high standard in waterfront luxury, complete with a suite of custom resort-style amenities for your exclusive use. There's also scope to subdivide the three blocks (STCA), which has lucrative appeal. Alternatively, take advantage of the DA in place for a boutique development, "Windsor on Royal Albert." Comprising eight luxury apartments with rooftop amenities and eight individual marina berths of varying sizes and orientations. The Site has the following key attributes: - Land Size: 2,566m<sup>2</sup>\*- Water Frontage: 90m\*- Exclusive vacant site nestled within the esteemed Sovereign Islands enclave - Unique opportunity as the only luxury apartment waterfront development site in the estate - Exceptional waterfront lifestyle in a gated residential community Development Approval Summary: - 8 luxury apartments with varying size and orientation - Each apartment comes with an approved marina berth - The elevated position ensures panoramic water vistas - Zoned for Medium Density Residential, offering flexibility in design and use 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. 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.