

2 Duice Court, Oxenford, Qld 4210

House For Sale

Tuesday, 21 May 2024

2 Duice Court, Oxenford, Qld 4210

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 951 m2

Type: House



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Request Info-Pack from Agent

An opportunity like this has not been seen in the area for 20 years!!The last major land release in this area was around the year 2000.The location truly is an "Australian Paradise" for Children and Parents alike. Think about it, where else do you get major Theme Parks almost at the doorstep?(Wet'n Wild 5min - Warner Brothers Movie World 7min - Paradise Country 8min)This is your chance, today!!Make no mistake, it won't come along again!!Contact the agent immediately to request the complete information package before this is gone!!You will get access to development approval details, sample house plans, building / development costs overview for your reverse feasibility calculations and more detailed video footage if needed which is coming in handy if you are interstate or even overseas with the property being eligible for international buyers [FIRB - Foreign Investment Review Board], a very rare instance in the area!!Be aware, you have got 5 major options to choose from today:1) Buy the complete planned out project site straight away - - - develop into 3 beautiful single standing homes and then sell as many as you like for instant profit / keep as many as you like and enjoy the built-in equity and tax benefits for your investment. (you may even want to use your superfund balance for financing, ask your accountant for details)2) Buy Lot 1 at 401m2 via Pre-Sale - being an absolute premium flat block, ready to be registered and built on in approx. October 2024, this is a truly unique opportunity. While you wait for the lot to get prepared and registered you can already take it to your builder of choice to plan your dream home with or w/o pool or build as investment. Once finished, sell for profit / keep it with built in equity or move in and enjoy the fantastic quite area close to everything you need for as long as you desire.3) Buy Lot 2 at 550m2 via Pre-Sale - also ready to be registered and built on in approx. October 2024. Your choice only needs to be on whether to 3a) build a single large dream home (2 street access driveways already approved - park your trailer + boat + whatever else you could park on the empty space of this large 951m2 lot),or3b) take advantage of the "hard- and long-fought for" (vendor's words..) Council stamped Development Approval and build 2 single standing family homes to sell for a very healthy profit or to keep as long-term equity-built-in investment.4) Buy this property and knock-down and rebuild the large 951m2 corner block to your liking and "make your home your castle" with all the extravagances you can think of, extra driveway access for a boat, infinity pool if you desire, the 9m building height limit allows for 3 stories of pure bliss. (plus a partial 50% 3rd story for a relaxing roof terrace with gourmet kitchen maybe? Seen it before, loved it! STCA)5) Buy today, avoid the demolition and renovate the existing house. Maybe add a pool and a granny flat to keep things easy and manufacture growth and rental options if you like.6+...) Come up with your own ideas. For example, there is always the option of re-negotiating with council to transform into a Triplex site at DA-matching density or a rooming house this close to schools. Another childcare? Small commercial doctors space? Or... or... or...Pick one and grab the opportunity with both hands while it lasts!!Most important for NOW - contact the agent immediately to request the complete information package before it is too late and someone else secures the land or a part of it and you miss out.Some additional key facts making this the most attractive opportunity in the area right now by a mile:- no highway noise (instead enjoy the peaceful quiet and birds in nearby forest)- M1 Highway to Brisbane / Southern Gold Coast still so close at 2.5km distance (less than 4min. Drive)- two separate shopping facilities (Coles & Speciality Shops / Dining options) around the corner within 500m distance- 2 child care facilities within 500m distance- 300m safe walk to Gaven State School (or 30sec. Drive)- 1.3km safe walk to Jubilee Private School (or 2min. Drive)- 3.5km (5min. Drive) to Pacific Pines High School- multiple parks and playgrounds nearby- 3.7km to Westfield Helensvale Shopping Center with 200+ shops/services (5min. Drive)- bus stop just 150m away, connecting to Helensvale Station (4km/5min Distance on Road, 7min via bus connection [Translink data]) with access to Light Rail, QLD Rail & the whole Bus Network- Translink On Demand service available (a well used local government funded pickup/drop-off "Bus-Uber"-style service trial)- Gold Coast Beach - 11km- Brisbane - 65km- Gold Coast Hospital - 12km- Griffith University Gold Coast Campus - 10km- Dentist, Medical Facilities all within max. 4km Radius- NBN full fibre over FTTPSecure this jewel before it is too late and you might possibly regret not having tried - every time you drive past in the future - seeing someone else has developed it instead...!!Be the one who can proudly say "This was my project back then, look how great it turned out!!"Contact the agent immediately to request the complete information package and get things moving.And... EnJOY Life!!*Design Render Details approximately based on council approved DA drawings, see info-pack for development application / development approval details. (ask agent for info-pack)