

**2 Surf Street, Mermaid Beach, Qld 4218**



**Sold Block Of Units**

Wednesday, 6 March 2024

2 Surf Street, Mermaid Beach, Qld 4218

**Bedrooms: 9**

**Bathrooms: 6**

**Parkings: 4**

**Area: 405 m2**

**Type: Block Of Units**



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**\$11,500,000**

Rare North-Facing Absolute Beachfront Opportunity. Secure a prime position on the sand at Mermaid Beach with this elevated, north-facing parcel in a rare corner position offering uninterrupted coastline views never to be built out. Holding 12.5m\* of beach frontage, the 405m2\* block offers dual north and easterly aspects with its end of cul-de-sac position on Surf Street guaranteeing protected views. One of the few remaining undeveloped beachfront blocks along the coastline strip, the property presents a rare and attractive opportunity for homeowners, investors and developers. Mermaid Beach is the only low-density beachfront suburb on the Gold Coast, where a 15m height limit paves the way for building a landmark private residence, luxury duplexes or boutique apartment block. A new owner will have the potential to earn a holding income while they wait for plans to be approved, with the parcel hosting an original three-storey block of four apartments. Held by the same owners for the past 30 years, they are now ready to divest the asset. Located just off Albatross Avenue, in a quiet cul-de-sac, the holding is in proximity to a host of amenities, including the Nobby Beach dining precinct and retail mecca of Pacific Fair in nearby Broadbeach. The Highlights: - 405m2\* elevated, absolute beachfront block - 12.5m\* direct ocean frontage - Corner position in quiet cul-de-sac, metres from blue-chip Albatross Avenue - Dual east and north-east aspects; medium-density beachfront suburb with 15m height restriction as of right and a building height of up to 22.5m is possible subject to Impact assessment and compliance with strict uplift criteria - This site is subject to a residential density designation of 1 bedroom / 50m2 of site area. This equates to 8 bedrooms, however greater yield is possible subject to detailed justification and assessment - Panoramic ocean views spanning Coolangatta to Surfers Paradise; never to be built-out - Patrolled sand and surf on the doorstep - Ideal investor, owner-occupier or developer opportunity - Scope to build a statement private residence, luxury villas, or boutique project - Existing three-storey apartment block consists of four units, each with a secure garage space - Potential to earn holding income - Blue-chip street within family-focused community - Central location in proximity to cafes, dining and shopping precincts and amenities Mermaid Beach is a coastal suburb favoured for its relaxed walk-about-town lifestyle. Patrolled beaches are literally on the doorstep, while popular cafes and restaurants, including BSKT cafe and The Holliday Coffee Shop, are all within 1km. Joining an already vast array of dining options in the neighbouring Nobby Beach precinct is The Oxley, a 4,000 sqm new lifestyle quarter with its collection of boutique shops, delis and fine-dining restaurants. In the opposite direction, a short walk will land you in the heart of Mermaid Beach, where further dining options are available. Broadbeach's lifestyle precinct, which offers renowned attractions, including the Star Casino and Pacific Fair Shopping Centre, is a 3km drive north along the Gold Coast Highway, or a few minutes by tram once stage three of the Gold Coast Light Rail is completed. Seize the opportunity to purchase this rare beachfront holding in an exclusive address - contact Michael Kollosche on 04111 888 15. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot 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.