

**22 Brisbane Road, Mooloolaba, Qld 4557**



**Sold Unit**

Friday, 1 September 2023

22 Brisbane Road, Mooloolaba, Qld 4557

**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 8**

**Area: 682 m2**

**Type: Unit**



Reuben Park  
0754432000

**\$5,310,000**

To the locals this is the 'last block on the left'. It's easy to see why and the simplest way to describe it's iconic location. As the last, boutique residential block on Brisbane Road, this is a once in a lifetime opportunity to own a true blue chip investment. Investors, developers and savvy buyers spend years trying to consolidate a position in beachside, boutique buildings. Slowly and deliberately adding apartments one by one to their portfolio until finally, after a costly and time consuming venture they have complete control. Thankfully, someone else has done the work here and we're now incredibly proud to present a complete package. The titles for all SIX apartments in this incredibly sought after location in the heart of Mooloolaba, the tourist mecca of the Sunshine Coast. Not only are we able to transfer the entire block and it's 685 sqm of real estate gold - 5 of the 6 apartments are well renovated with the last being presented soundly. A fantastic investment opportunity while you take time to consider the big picture plans for this most valuable site. The location is first class, the product is immaculate, the opportunities are endless and you could wait 20+ years trying to replicate this opportunity. Mooloolaba is on the fast track to being on the most popular and iconic tourist destinations in the State. Proudly hosting international events already the spotlight of the Olympic games will bring a level of attention and capital that the Coast has never seen before. Add this first class asset to your portfolio today and pinch yourself tomorrow as word gets out....."you own the last block on the left'. Features at a glance; - Own all six apartments in "The Block" - Potential to build to 8 levels (24 apartments, STCA) - 685 sqm of prime Mooloolaba land - Ocean views from the third level and rooftop - Five of the six apartments are well renovated - Large, two bedroom designs with balconies - Suspended slab roof top construction - Basement parking - Easy to retrofit lift access - Zoning changes could increase density and site capacity - Recent renovations to neighbouring infrastructure - National level sporting events every year - Rare opportunity to secure a high value development/commercial site - Strong holding income over \$200,000 p/a - Potential to exceed \$350,000 p/a with Airbnb style management - Bullet proof long term hold investment - Buy today with nothing to do - No body corporate structure but separate titles and flexibility Auction: Sunday 24th September - Registration Open from 9am Venue: Mercedes-Benz Sunshine Coast - 65 Maroochy Blvd, Maroochydore