

**23 River Drive, Surfers Paradise, Qld 4217**



**Other For Sale**

Wednesday, 8 May 2024

23 River Drive, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 2**

**Type: Other**



Jackson Rameau

0438451112

## Auction

Jackson Rameau from RWC Gold Coast is pleased to present to the market 23 River Drive, Surfers Paradise QLD. This iconic 516m<sup>2</sup> riverside investment opportunity holds an annual net income of \$180,000 + GST + Outgoings on a monthly tenancy to the renowned 'Bumbles Café'. The charming 'blue house restaurant' in Budds Beach, offering stunning views over the river. It has versatile uses from hosting black tie events to daily lunch and dinner reservations, making it a vibrant hub of activity in a sought-after location. Key Features Include:- 516m<sup>2</sup> of land area - Net income of \$180,000 p.a + GST + Outgoings- Short-term tenancy to 'Bumbles Café' allowing endless opportunities - Iconic tenant trading since 2005- Fixed annual increases of 3.5%- 4 x private carparks to the rear (1 x disabled space)- 3 x bathrooms on-site (1 x disabled access)- Approval in place for a food and drink outlet- Ideal property for future development (STCA)- Riverside frontage adjacent to Nerang River- 50m walk to Budds Beach, Surfers Paradise - 3-minute drive from Surfers Paradise beach Offered for sale via Public Auction to be held On-Site Saturday 1st June 2024 at 23 River Drive, Surfers Paradise, QLD 4217. For more information or to arrange a private inspection, please contact the exclusive marketing agent Jackson Rameau on 0438 451 112. Disclaimer: The website may have filtered the property into a price bracket for website functionality purposes. Ray White has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers / lessees must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Orchid Avenue Realty trading as Ray White Surfers Paradise Commercial divisions toward the recipient with regard to the use of this information and all information given is given without responsibility. \*Approximately