

# 37 Bruce Avenue, Paradise Point, Qld 4216

## Block Of Units For Sale

Wednesday, 12 June 2024

37 Bruce Avenue, Paradise Point, Qld 4216

**Bedrooms: 13**

**Bathrooms: 6**

**Parkings: 6**

**Area: 1090 m2**

**Type: Block Of Units**



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## Auction

Discover an outstanding investment opportunity at 37 Bruce Avenue, Paradise Point - a unique development-approved property in a highly desirable location. This rare find includes a block of six quality strata-titled properties, with approval for four additional units. Set on a spacious 1,090m<sup>2</sup>\* land parcel just a stone's throw from the Broadwater, this property offers a ready-to-go opportunity for investors looking to benefit from current returns and future development potential. Whether a long-term great income earner and investment with a huge capacity to add value with time. Current Property Features: The property currently consists of five 2-bedroom apartments and one private 3-bedroom townhouse, all recently refurbished and strata-titled. With strong rental demand in the area, investors can enjoy reliable income while exploring the lucrative development prospects. The tranquil coastal suburb of Paradise Point, along with its proximity to the Paradise Point Village, Broadwater, and parklands, adds to the property's appeal for long-term investment. Development Potential: In addition to the existing six properties, the property has approval for four more units, making a total of 10. The planned development includes modern apartments or townhouses, offering investors a strategic opportunity to meet the growing demand for contemporary living in this upscale neighborhood. The prime corner block position ensures convenience and a fulfilling lifestyle for future residents, with a range of amenities and leisure activities at their doorstep. Location and Lifestyle: Situated in Paradise Point, residents can enjoy picturesque waterfront views, lush parklands, and a variety of leisure activities such as boating, fishing, and kayaking. The nearby Paradise Point Shopping Village and dining venues provide a vibrant community atmosphere, ideal for those seeking a mix of relaxation and entertainment. The property's affluent surroundings and potential for capital growth further underline its appeal as a secure long-term investment option for astute investors. Contact Mitch Booth, this opportunity won't last! Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here