

**40 Bruce Avenue, Paradise Point, Qld 4216**

**House For Sale**

Thursday, 12 October 2023

40 Bruce Avenue, Paradise Point, Qld 4216

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 524 m2**

**Type: House**



Michael Harvey  
0755266999



Andrew Harvey  
0449269000

## Auction

Buyers, Team Harvey is proud to present 40 Bruce Ave, Paradise Point. Situated in a highly desired & sought-after location this rare corner frontage property is one not to pass on! With an approved DA, which offers the chance to build two separate dwellings this property provides an opportunity rarely seen in this area. Or the potential is there to invest or knock down and re-build in one the Gold Coasts fastest growing suburbs. Owners have taken care of all avenues and are willing to consider offers prior to Auction so be quick to register your interest with Michael or Andrew. This property provides buyers with multiple options: Option 1 - Development Buyers have a great opportunity to engage with a fully approved DA that has been meticulously planned and prepared to maximise the full use of the 524m<sup>2</sup> parcel of land. Providing scope to develop two, fully detached separate dwellings on the block. Both homes provide different architectural design and layouts to provide individuality to the homes which is ideal for attracting prospective owners. Key Designs in both Houses: • 4 bedrooms of which 2 are master bedrooms with ensuites. • Both houses include a master bedroom on the ground floor. • Generous sized main bathrooms • Living areas both upstairs and downstairs. • Large outdoor entertaining area & swimming pools. • Double carport parking with dual street access. With all the planning taken care of this is a great option ready to begin immediately. Option 2 - Keep Current House Buyers can also choose to keep the property & live in as their own in a great location. Or tenant the property out whilst planning through the development phase. Current house offers: • 3 bedrooms • 1 bathroom • Modern kitchen. • Open plan living and dining. • Large study/ 4th bedroom • Large outdoor undercover entertaining • Dual street access. • Electric gate leading to double undercover carport & double garage. • Undercover RV parking. Auction will be held on Monday 6th November, 2023 at 11.00am, in-rooms at 12 Grice Avenue, Paradise Point, unless sold prior. Lifestyle Walking distance to the beautiful Esplanade & parks on the Broadwater, Paradise Point Bowls Club and a variety of fantastic local restaurants, and shops. A short drive to Harbour Town, Sanctuary Cove, Gold Coast Hospital, Griffith University, Gold Coast's great beaches and easy access to the M1 motorway onto Brisbane/ Coolangatta. 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. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.