

5 Douglas Street, Mooloolaba, Qld 4557

AMBER WERCHON

Sold Block Of Units

Wednesday, 11 October 2023

5 Douglas Street, Mooloolaba, Qld 4557

Bedrooms: 10

Bathrooms: 5

Parkings: 6

Area: 458 m2

Type: Block Of Units



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Contact agent

Amber Werchon Property presents, 5 Douglas Street, Mooloolaba to be sold by Auction. Stop Looking, you have found the one. This double storey block of fully tenanted flats on a prime 458m² block zoned High Density, offers a premium investment or development opportunity just 150-metres to the beach. The building comprises three flats; Flat 3 (ground floor) comprises 4 x bedrooms, 3 x bathrooms, open plan living, modern kitchen, undercover patio and lawn area, and off street parking for 2 cars; the other two flats (Flat 1 and 2) are on the upper level, both comprising 3 x bedrooms, 1 x bathroom, open plan living, and kitchen – each have parking for one vehicle, and the complex laundry is shared. Flat 1 is tenanted until April 2024 for \$650 per week, Flat 2 is tenanted until April 2024 at \$600 per week; and Flat 3 is tenanted until August 2024 at \$550 per week. All flats are in good condition, and the ground floor has been partially renovated. The zoning allows for multiple dwellings with a height limit of 15-metres (stca); Current local planning scheme is under review and with increased demand for higher density, this could be a great long-term hold with strong returns, there is clear potential to further maximise space upwards with any extension or rebuild. Note: Proposed designed available on request. Just footsteps to bus stop on Buderim Avenue, a short stroll to the beach, and walking distance Mooloolaba Esplanade dining and shopping, scenic boardwalk, and both Mooloolaba and Alexandra Headland surf lifesaving club. The location is blue-chip beachside, offering exceptional convenience, and tucked away from the busy main roads, it has plenty of appeal in terms of future resale or letting. Mooloolaba is the sparkling jewel in the Sunshine Coast crown, and everyone wants a slice of this spectacular beachside suburb, rich in natural beauty and vibrant in its ambience and pizzazz; this is an outstanding opportunity to secure a key-site in this bustling lifestyle mecca. The Mooloolaba foreshore revitalisation project is increasing public beachfront parkland by 40 per cent and providing new community spaces, enhanced family facilities and accessible amenities - all which will add value to this tightly held site. Contact Todd Forrest today for all the information and be sure to register for our Auction on-site Wednesday 15th November 11am.