

Address available on request, Paradise Point, Qld 4216

Unit For Sale

Wednesday, 14 February 2024

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Bedrooms: 13

Bathrooms: 6

Parkings: 6

Area: 1090 m2

Type: Unit



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Interest above \$3,988,000

Introducing 37 Bruce Avenue, Paradise Point - A remarkable property presenting an exceptional investment opportunity for those seeking an APPROVED development block in a desirable location. The unique Investment & Development Opportunity - has an approval for an Additional 4 Units (the renders are shown on this add) This rare opportunity combines stable current returns, situated in the tranquil coastal suburb of Paradise Point, this block of units offers endless possibilities to astute investors with an eye for potential or who wish to land bank and develop at a later stage. Development Opportunity: Beyond the allure of owning 6 quality strata titled properties, there is additional development & building approval for four more units, to give you 10 in total. Nestled on a generous 1,090m² of land only metres from the Broadwater. With all the planning hard work completed, this is a shovel ready proposition. You have the freedom to build now or simply enjoy the current returns and look to capitalise on the development upside at a later date. Current Improvements: The site is improved by 5 x 2 bedroom apartments and one private 3 bedroom townhouse. All properties are strata titled and have been progressively refurbished in recent years. Strong rental demand will ensure consistent, quality tenants and with the Gold Coast's popularity forecast to continue to outperform as a preferred place to live both domestically and internationally, this is a secure long term investment. Summary: ~ Whole apartment Block - 6 strata titles properties ~ DA & BA for 4 additional apartments ~ 1,090m²* land area ~ 5 x 2 bedroom, strata titled refurbished apartments ~ 1 x 3 bedroom strata titled refurbished townhouse with private garage ~ 4 of the properties have private yards ~ High rental demand location ~ Shovel ready development project ~ Affluent area with huge capital gain potential ~ Metres to the Paradise Point Village, Broadwater & Parkland Nestled in a prime corner block position, this property benefits from its proximity to a multitude of amenities, ensuring a convenient and fulfilling lifestyle for future residents. Just a stone's throw away, you'll find the breathtaking Paradise Point Parklands, boasting expansive green spaces, scenic walking trails, and picturesque waterfront views of the Broadwater, endless cafes, restaurants, and bars and the Paradise Point Shopping Village. For those who enjoy an active lifestyle, there are plenty of options in the vicinity to engage in water sports, including boating, fishing, kayaking, and paddleboarding. The Paradise Point Boat Ramp facilitates easy access to the sparkling waterways and ensures endless adventures for boating enthusiasts. Investors seeking growth potential will benefit from the various development possibilities for this property. With the current approvals, the space at 37 Bruce Avenue could be transformed into modern residential townhouses or apartments, catering to the growing demand for contemporary living in this coveted locale. Video Link-<https://youtu.be/QmJTJRC03aM> For an inspection or more info, contact: Roger Haddad on 0401055591 roger@gcrp.com.au www.facebook.com/gcrprogerhaddad or follow me on www.instagram.com/rogerhaddadgcrp Disclaimer: 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.