

23 Surf Street, Mermaid Beach, QLD, 4218

House For Sale

Friday, 30 August 2024

23 Surf Street, Mermaid Beach, QLD, 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

Extend, Build or Hold with Income: Prime Mermaid Beach Opportunity

Presenting a unique opportunity in one of Mermaid Beach's most desirable locations, 23 Surf Street offers an outstanding canvas for your beachside aspirations. This 405m² block with a 12.5m frontage is perfectly poised for you to enhance the existing structure or embark on a new build that capitalises on the property's full potential.

Architecturally Designed Plans prepared by Jayson Pate Design offer a glimpse of what could be achieved with two four-bedroom villas that capitalise on ocean and skyline views, pending construction and subject to council approval. The site's north-facing rear aspect and easterly view prospects ensure abundant natural light and refreshing ocean breezes, making it ideal for developing a contemporary residence or duplex, subject to council approval.

An existing 1960s beach shack with 2 bedrooms and 1 bathroom is complemented by avocado and mango trees that add a touch of tropical charm. A spacious shed/garage has generous side access for vehicles, caravans, jet skis, or boats. With high demand and strong rental prices in the area, the potential for rental income adds to the property's investment appeal.

Positioned just moments from the beach, this property combines the tranquil allure of coastal living with the convenience of proximity to Nobby's Beach precinct. With options to develop, renovate, or simply enjoy the existing beach shack, this property represents a rare and versatile opportunity in one of Mermaid Beach's most coveted addresses.

Property Features:

- 405m² north-facing block with 12.5m frontage
- Architecturally Designed Plans by Jayson Pate Design for two luxury villas showcase a glimpse of the potential that could be achieved on this site, subject to council approval (STCA)
- Each villa, in the proposed floor plans (subject to council approval) is designed to include 4 bedrooms, open-plan living and dining areas, 2-3 bathrooms plus powder rooms, multipurpose rooms ideal for a gym, study, or media room. With planned additional features including a garage for 3-4 cars, a lift, and a rooftop equipped with a pool, spa, yard, and alfresco dining area. All features are proposed and subject to council approval.
- North-facing rear aspect and easterly view potential
- Existing 2-bedroom, 1-bathroom house
- Shed/garage with side access for vehicles, caravans, jet skis, or boats
- Extend, renovate or develop, subject to council approval
- Close to beach with potential for ocean and skyline views

Location Highlights:

- 150 metres to Mermaid Beach
- 500 metres to Nobby's Beach precinct
- 800 metres to BSKT Cafe
- 1 kilometre to Nobby's Beach Surf Club
- 1.2 kilometres to the new Oxley shopping and dining precinct
- 3 kilometres to Pacific Fair Shopping Centre
- 4 kilometres to Broadbeach and the future Gold Coast Light Rail

With limited undeveloped land available in this prestigious suburb, now is your chance to secure a prime beachside parcel. Whether you're looking to build your dream home or hold with income, this property offers a compelling prospect in the Gold Coast's hottest seaside locale.

Be among the first to inspect with Carlie Mills on 0433 341 896.

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.