

**97 Hooker Boulevard, Broadbeach Waters, QLD,  
4218**

JR JOHN REID

**House For Sale**

Wednesday, 14 August 2024

97 Hooker Boulevard, Broadbeach Waters, QLD, 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dan Perry

0755385566

## Residential home on 1,039m2 corner block with development potential

Auction Location: On-site

An extremely rare opportunity awaits the astute investor with this 4-bedroom, 2-bathroom home in the heart of Broadbeach Waters. Set on an impressive 1,039m2 corner block with dual street frontages, this property offers limitless potential.

Whether you envision an elegant renovation or building your dream home, there's ample space for a swimming pool, caravan, and boat to fully enjoy the Gold Coast's enviable lifestyle.

For those considering a premium development project, including potential subdivision (STCA), the dual street frontages and setback from the main road creates a versatile design canvas. This expansive allotment truly provides the ideal foundation for all your aspirations.

Features include:

- Expansive 1,039m2 corner block
- Dual street frontage
- Possible development and subdivision potential (STCA)
- Single-level, well-maintained home
- 4 bedrooms and 2 bathrooms
- Large lounge room with fireplace
- Formal dining
- Well-appointed kitchen
- Second living/family area
- Huge, fully-fenced yard
- Two car garage plus off-street driveway parking
- Cul-de-sac street with ample street parking

Offering a seamless blend of lifestyle and location, this property is perfectly positioned within minutes of both boutique and major shopping centres including Pacific Fair and Robina Town Centre. Just moments to vibrant cafés and restaurant precincts, pristine gold coast beaches, quality primary and secondary schools, Bond University, public swimming pool, sports stadium and within a short stroll to public transport.

Seize this golden opportunity to create something truly exceptional in this privileged location.

Suburb profile:

The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca – Pacific Fair, and The Star Casino. With a 'walk-everywhere' lifestyle you can leave the car at home; Broadbeach Waters is perfect for those who want to live close to the 'action' but also far enough to enjoy a quieter, tranquil location. With multiple primary and secondary schools and lots of great local gems this area provides a friendly community feel.