

**Lot 73 Nathan Valley Road, Mount Nathan, Qld 4211**

**Residential Land For Sale**

Saturday, 4 May 2024



**Lot 73 Nathan Valley Road, Mount Nathan, Qld 4211**

**Area: 1 m2**

**Type: Residential Land**



Kevin Brown  
0417648001

## Auction

Vacant land is a precious commodity on the Gold Coast. Here is your chance to acquire a blue-chip block with breathtaking, panoramic easterly views spanning from North Stradbroke right through to Surfers Paradise and Burleigh Heads. More than that, this block offers privacy, space plus the ability to DREAM BIG. With house plans and renders already drawn by acclaimed designer, Jayson Pate, the new owner has the option to fast track this luxury build or design anew according to their lifestyle needs. Situated in the esteemed hilltop enclave of Nathan Valley Road, Mount Nathan, this 1.6-hectare parcel features an impressive 83-metre street frontage and a 4998m<sup>2</sup> building pad, making it a truly remarkable site that warrants personal viewing to fully appreciate its beauty. Nestled just 1.5km from the lush rainforest-lined entrance of Nathan Valley Road, immerse yourself in the untouched beauty of the Gold Coast hinterland and beyond. Amidst this tranquil setting, encounter koalas, kangaroos, wallabies, and echidnas, all while conveniently located just a 10-minute drive from the M1. Acquired by its current owners with no intentions of selling, this exceptional parcel was earmarked for their "forever home". This amazing opportunity includes meticulously crafted house plans and stunning 3D renders by Jayson Pate, renowned for his luxurious home designs across the Gold Coast. This contemporary and timeless design was created to stand the test of time and showcase the beauty of the surroundings that Mount Nathan has to offer. Meanwhile, next door at 155 Nathan Valley Road, plans are underway for the creation of their own forever home, adding to the allure and perfectly complementing the street appeal of this private block. If you are looking for elevated living that is just a stone's throw from civilisation and offers you complete privacy with picturesque views then this is a must to see!

**FEATURING:**

- 83m Street frontage
- 4,998m<sup>2</sup> Building Pad (well over an acre)
- 1.6 Hectare Block (approx 3.95 acres)
- Breathtaking easterly views taking in the spectacular coastal sunrise
- Elevated hilltop block with privacy assured
- Land rates approx 1626 p/a

**HOUSE PLANS INCLUDED ON REQUEST**

- Single-level home measuring 553.86m<sup>2</sup> (approx 60sq)
- House plans and 3D renders by acclaimed designer Jayson Pate are included, giving you the option to utilise them or create your own dream home. The proposed residence embodies the pinnacle of luxury living with 5 bedrooms, 3 bathrooms, gym, media room, rumpus area, breathtaking glass-edge pool and spa. The plan also includes a self contained section to one side.
- Soil test and land surveying report

**CONVENIENTLY LOCATED ONLY:-** 10 minutes drive to local shopping centres including Woolworths, Aldi & Coles- 10 minutes drive to the M1- 25 minutes drive to Burleigh Heads, Broadbeach and Surfers Paradise- 55 minutes drive to Brisbane

Due to the owners buying elsewhere, this property will be sold either at auction or through offers prior. While photos can capture a glimpse, the true essence of the land can only be fully appreciated in person. Inspections are welcome. To view in person, please visit: Lot 73, Nathan Valley Road, Mount Nathan (next to 155 Nathan Valley Road, Mount Nathan) or call me on 0417 648 001 to organise a private viewing together.\* Google Maps Location Code: 278F+45J Mount Nathan, Queensland (to use the code simply copy it and paste into google or googlemaps.com)

**AUCTION ON-SITE** Sunday 2 June 2024 Bidder registration 11:30am for 12noon auction

For information and a copy of the contract please contact our office. **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 used our best endeavours to make sure the above information is true and accurate. However, buyers should not rely on this information and are encouraged to make their own enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice with respect to the property and entering into a contract of sale. References to distances and financials are approximate only.