

# Magnificent Budds Beach Surfers Paradise

## Prime Position Opposite Beach & Park



Site - 1032m<sup>2</sup>

Two Large  
30 Square Villas

### 31-33 River Drive, Surfers Paradise

A huge double block with superb wide, river & park outlook and several prime redevelopment possibilities.

#### Option 1

- Refurbishment of the current solid brick villas each with 3 ensuited bedrooms & 2 living areas, plus an 8.7metre pool & spa.

#### Option 2\*

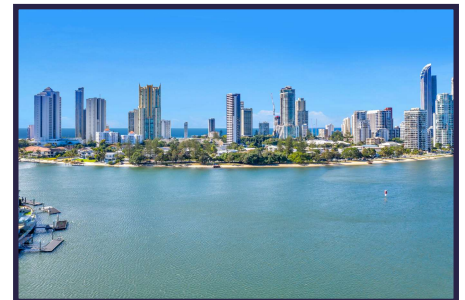
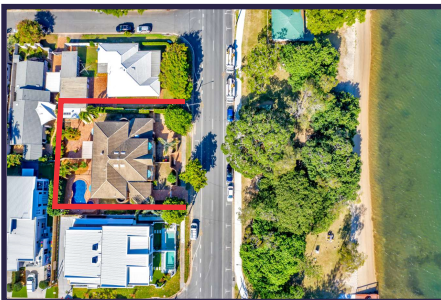
- Redevelopment as 3 individual 344m<sup>2</sup> sites with 10 metre frontages and luxury stand alone residences.

#### Option 3\*

- Redevelopment as 2 individual 516m<sup>2</sup> sites with 15 metre frontages and large prestige quality homes or duplex villas.



5 Mins Walk to Oceanfront



Only \$2,395,000

\*Subject to Council Consent



For enquiries, professional & confidential service  
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**(07) 5592 3180 or 0419 772 867**

