

23 George Avenue Broadbeach QLD

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Executive Summary

Property

23 George Avenue Broadbeach QLD

Location

The site is located on the northern side of George Avenue, to the east of the Gold Coast Highway and Surf Parade, near to the George Avenue/Surf Parade intersection.

Property Description

Positioned in a highly sought-after coastal location 250m from the nature reserve and beach, the property provides potential to create a boutique residential development or the opportunity for land-banking the site. The site currently provides a well maintained house consisting of 3 bedrooms, 2 bathrooms and 2 kitchens over 2 levels with the ability for dual occupancy.

Site Area

516 sqm²

Zoning

Unlimited Building Height
Density: RD8 (1 Bed /13 Sqm)







Heart of the Gold Coast

A opportunity to secure a development site in the heart of the Gold Coast.

The subject site, 516 sqm is located within the high density residential zone of the Gold Coast City Plan; zoning allowing for a density of 1 bed per 13m²; and an unlimited building height. The site is within walking distance of the Broadbeach South Light Rail Station; it is rectangular in shape and has a frontage of approx. 17m.

Frontage

Circa 17m

Lot 25 on B83827


Existing Land Use

Dwelling House

Facts

 516m²

 17m Street Frontage

 RD8
(1 Bed/ 13sqm)

 High Density
Residential



Indicative Views 29m

East View

Indicative Views 29m

North West View



North View

West View





The Location

Broadbeach is known as the heart of the Gold The Star Coast, offering lifestyle amenity and convenience all walking distance from George Avenue.



The Star

With its luxurious accommodation and spa, iconic bars, restaurants and entertainment precincts, alongside the thrills of a world-class casino, The Star Gold Coast is Australia's five-star fun-parlour.



Pacific Fair

The Gold Coast's unmissable shopping & dining destination with 400 stores including the best collection of Australian fashion, luxury and global mega brands.

Gold Coast Convention & Exhibition Centre

A premier Gold Coast venue where large-scale national and international conferences and exhibitions roll out seamlessly from beginning to end; a concert and sporting event destination where every seat is the best seat in the house.



The Oracle

Soaring high above Broadbeach's premier shopping and dining precinct, Oracle Broadbeach, known as Peppers Broadbeach, offers a chic and exclusive haven for those seeking luxury, sophistication and relaxation.

The Oasis

Fashion, dining and convenience with a stunning beachside location in the heart of Broadbeach, The Oasis offers a unique dining experience a number of specialty stores, the convenience of Woolworths and Cotton On Mega.



Sale Process

Property

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Sale Process

Expressions of Interest closing;
Friday 16th April 2021

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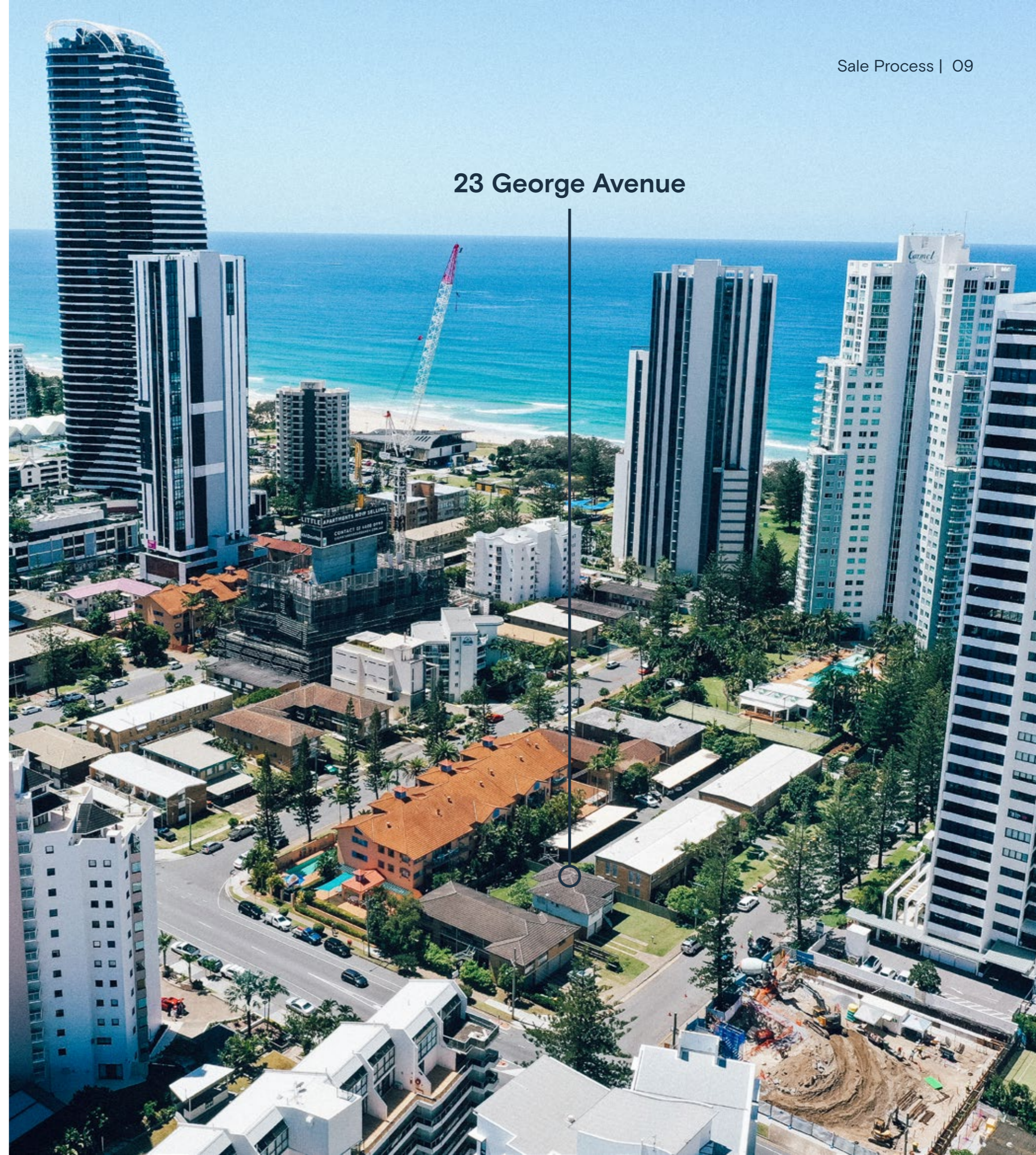
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