

SOLD

REDEFINE COASTAL LIVING: APPROVED 3-UNIT DEVELOPMENT, STEPS FROM BUDDS BEACH WATERFRONT

Exceptional Investment Opportunity: Approved 3-Unit Development with Existing Rental Income

Discover a rare and compelling real estate proposition that combines location, innovation, potential, and immediate returns. Situated in the prestigious enclave of Budds Beach in Surfers Paradise, this property presents an unparalleled canvas for astute investors and visionary developers.

Key Highlights:

Unveiling the Possibilities: With the coveted approval for a 3-unit development, this property transcends its current form. Each unit is sanctioned for three stories, setting the stage for an architectural marvel that maximizes space, functionality, and aesthetic appeal.

Future-Ready: The horizon for realizing your vision extends until 15 September 2026, providing ample time to translate your ideas into reality. Whether you're an experienced developer or someone with a passion for crafting dream spaces, the hard part is already done.

A Complete Package: The sale of this property is inclusive of not just the land and structures, but also the invaluable permit to develop, along with all meticulously approved drawings and plans. Streamlining the development journey, this package eliminates uncertainty and fast-tracks progress.

Immediate Returns: Adding to the allure is the existing rental income from the current home, currently rented at \$850 per week. This presents a built-in revenue stream while you plan and progress your visionary development.

A Glimpse of Luxury:

Unit Configuration: Each unit boasts an expansive layout, spanning approximately 270 square meters.

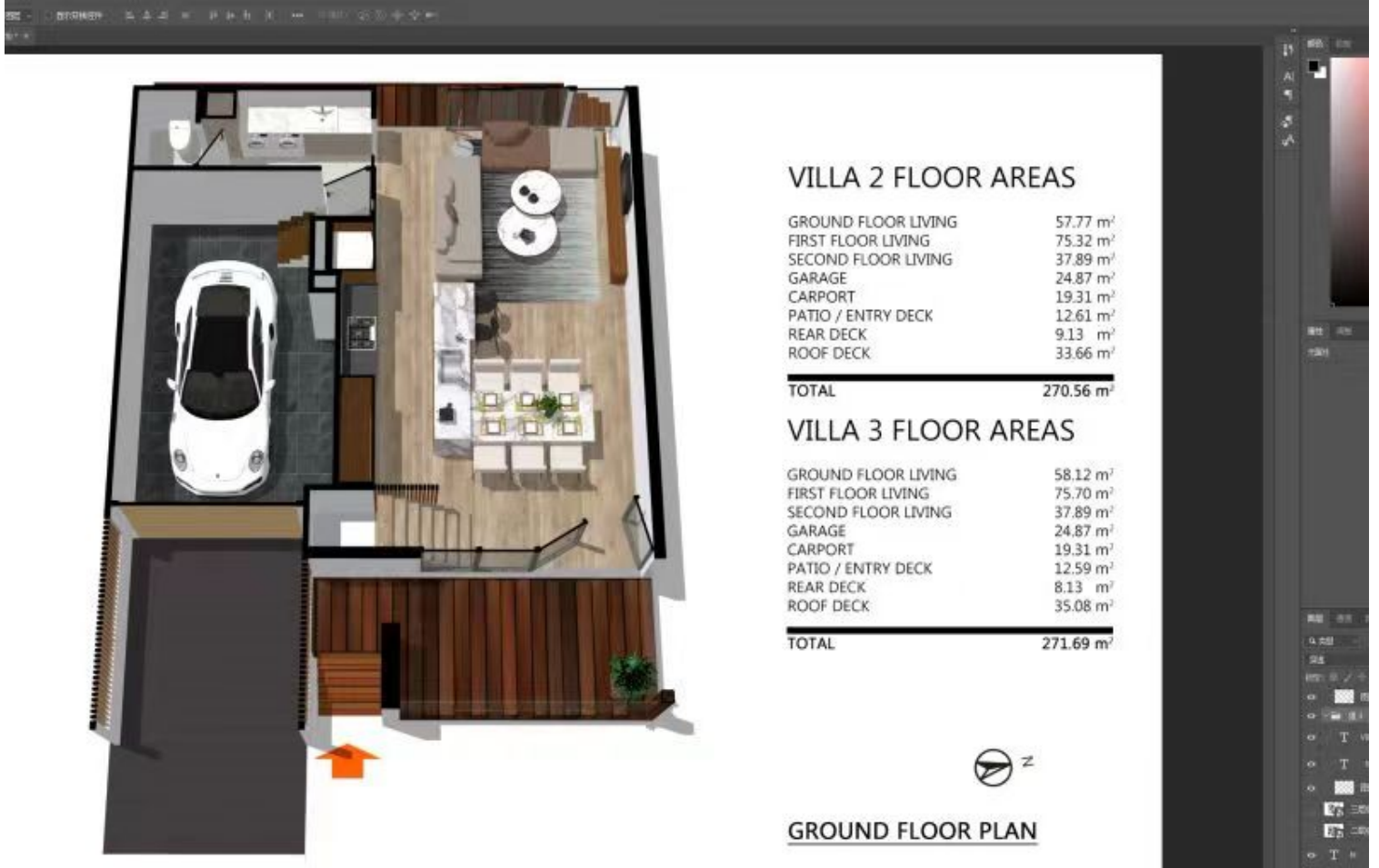
3 BED | 2 BATH | 1 CAR

PRICE:
\$1,880,000

OPEN FOR INSPECTION:
N/A



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VILLA 2 FLOOR AREAS

GROUND FLOOR LIVING	57.77 m ²
FIRST FLOOR LIVING	75.32 m ²
SECOND FLOOR LIVING	37.89 m ²
GARAGE	24.87 m ²
CARPORT	19.31 m ²
PATIO / ENTRY DECK	12.61 m ²
REAR DECK	9.13 m ²
ROOF DECK	33.66 m ²
TOTAL	270.56 m²

VILLA 3 FLOOR AREAS

GROUND FLOOR LIVING	58.12 m ²
FIRST FLOOR LIVING	75.70 m ²
SECOND FLOOR LIVING	37.89 m ²
GARAGE	24.87 m ²
CARPORT	19.31 m ²
PATIO / ENTRY DECK	12.59 m ²
REAR DECK	8.13 m ²
ROOF DECK	35.08 m ²
TOTAL	271.69 m²



GROUND FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.