



FOR SALE

DREAM DEVELOPMENT OPPORTUNITY \$\$\$!!!

This Well Presented Extended Living Family Home Comes To Market for the First Time In 27 Years, offering you a seldom seen opportunity to live in one of the most highly desired Streets on the Gold Coast, surrounded by \$10million plus homes.

BUT.....THAT'S NOT ALL !!!

No. 336 Monaco Street is one of only 6 Properties with a TWO STREET FRONTAGE (32 Fremar Street), and overlooking the very popular and picturesque, Albert Park.

Situated on a large 862m2 Block, not only does this property present a Dream Development Opportunity, it also expands the diversity of how you live here.

The Three bedroom, Two Bathroom, 1 car garage home (entry from 336 Monaco Street), is attached to the large Two Bedroom, 1 Bathroom, 1 car garage Villa (entry from 32 Fremar Street), providing family living in the house and extended family living in the Villa, yet offering complete privacy for each party.

Live in the main house - rent out the Villa

Establish a home office from the Villa - separate postal address!

Lease out the main house and villa as one or separately for a higher return - ask me for a current market rental appraisal.

Re-develop the site into two separate homes

Many choices - huge opportunity!!!

5 BED | 3 BATH | 2 CAR

PRICE:

CONTACT AGENT

OPEN FOR INSPECTION:

N/A



Jane Vella

0449110979

janevella@atrealty.com.au

www.atrealty.com.au



336 MONACO STREET, BROADBEACH WATERS

5 3 2

Internal: 269m² | External: 30m² | Total: 299m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.