



# FOR SALE

## GOLDEN MILE - RENTAL EST' \$2615/W – 9 BEDROOMS, 4 DWELLINGS & HIGH DENSITY RESIDENTIAL 53M

Contact Agent for Viewings

9 Bedrooms | 4.5 Bathrooms | 4 Separate Living Areas | 8 Undercover Car Spaces  
High Density Residential Zoning – Potential Building Height up to 53m (STCA)  
Flexible Living, with Multiple Income Opportunities  
A 2 Minute Walk to the Broadwater via the pedestrian way, just next door  
Holding return - \$2615/w estimated

Positioned in the highly sought-after Golden Mile precinct of Labrador, this substantial two-storey property offers a rare combination of lifestyle, flexibility, strong investment appeal and outstanding future development potential.

Set in one of the most tightly held coastal corridors on the Gold Coast, the property currently comprises a spacious five-bedroom residence upstairs along with three self-contained units downstairs, creating four separate living areas within the one property.

This unique configuration provides exceptional flexibility for a range of buyers — from large extended families seeking space and independence, to investors looking for multiple income streams, or developers securing a strategic site within a high-density residential precinct.

### Property Features

- Large two-storey property with 9 bedrooms and 4.5 bathrooms
- Five-bedroom main residence upstairs
- Three self-contained units downstairs
- Eight designated undercover parking spaces
- Four separate dwellings offering multiple income opportunities
- All units separately metered for electricity
- Zoned High Density Residential with development potential up to 53m (STCA)

9 BED | 5 BATH | 8 CAR

PRICE:  
\$2,700,000

OPEN FOR INSPECTION:  
N/A



**Stephen Clynych**  
**0432555308**  
stephen.clynych@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.