



# FOR SALE

## DEVELOPMENT SITE, MEDIUM DENSITY, DA IN PLACE

Positioned in one of Southport's most tightly held and rapidly evolving pockets, 42 Drury Avenue presents an exceptional opportunity for developers, investors, or savvy buyers looking to secure a foothold in the prestigious TSS precinct.

Set on a generous 582m<sup>2</sup> parcel, the property comes with Development Approval already in place for two architecturally designed luxury townhouses/duplex residences—each comprising four bedrooms and three bathrooms. This allows buyers to move forward with confidence and minimal delay, capitalizing on the strong demand for high-end, low-maintenance living in this blue-chip location.

Alternatively, there is potential to reconfigure the site into two separate lots (STCA), offering further flexibility for those seeking to maximize returns or tailor a bespoke development strategy. In the meantime, the property provides immediate holding income or comfortable livability. The existing residence is a neatly presented, mostly renovated two-bedroom, one-bathroom home, ideal for renting out or occupying while planning your next move. With ample off-street parking and space for a boat, trailer, or caravan, the site caters perfectly to lifestyle buyers as well.

Additional features include a large yard with plenty of room for children and pets, a separate storage shed, and a 5kW air conditioning system ensuring year-round comfort.

The location truly sets this property apart. Nestled within the highly sought-after TSS precinct, you're just moments from elite schooling, vibrant shopping and dining options, and the lifestyle amenities that define the Gold Coast. Enjoy close proximity to The Southport School (TSS), Southport Park Shopping Centre, Broadwater Parklands, and an array of cafes and restaurants. Whether you're looking to develop immediately, landbank in a high-growth corridor, or secure a prime site with multiple future options, this is an opportunity not to be missed.

**0 BED | 0 BATH | 0 CAR**

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



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