



FOR SALE

EXCEPTIONAL TWO-LOT DEVELOPMENT OPPORTUNITY IN PRESTIGIOUS PARKWOOD

Positioned within one of Parkwood's most exclusive acreage enclaves and surrounded by substantial, high-quality homes, 10 Brushwood Drive presents a rare opportunity to unlock the potential of an outstanding parcel of land.

The property benefits from development approval to subdivide into two generously proportioned blocks of approximately one acre each, creating an exciting opportunity for a developer, builder or astute buyer seeking to capitalise on the strong demand for premium homesites in this tightly held location.

The existing residence has suffered extensive termite damage and requires either a comprehensive refurbishment or removal. While this represents a significant project, it also allows the incoming purchaser to approach the property with a fresh vision—restore and transform the current home or clear the site and maximise the value of the approved subdivision.

With expansive land, an established approval pathway and a prestigious Parkwood address, the property offers several potential strategies:

- Complete the subdivision and sell two premium vacant homesites
- Build two impressive new residences, subject to the necessary approvals
- Retain one block and develop or sell the other
- Explore whether the existing residence can be restored as part of the overall project

Parkwood is prized for its leafy surroundings, privacy and impressive acreage residences, while remaining exceptionally convenient to Griffith University, Gold Coast University Hospital, major shopping centres, respected schools, light rail connections and the M1.

Opportunities combining this amount of land, an exclusive residential setting and approved subdivision potential are increasingly difficult to secure.

10 Brushwood Drive is not simply a renovation project—it is an opportunity to reposition, subdivide and potentially create two exceptional properties in one of Parkwood's finest pockets.

4 BED | 4 BATH | 2 CAR

PRICE:
INTRODUCING

OPEN FOR INSPECTION:
N/A



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