

DA Approved 1,416sqm North-Facing  
Double Block with 10-Level Potential in  
Southport



## 106-108 Eugaree Street, Southport

### CONTACT AGENT

Sheldon Paris & Bowen Lyu of Raine & Horne Elite are proud to exclusively introduce to the market 106-108 Eugaree Street, Southport.

This blue-chip, north-facing double block in the heart of Southport's CBD offers a substantial 1,416sqm land parcel with DA approval for 8 architecturally designed townhouses across three levels. With recent neighbouring approvals supporting developments up to 10 storeys on similar-sized blocks, this site presents a rare opportunity to pursue a boutique apartment development (STCA) in one of the Gold Coast's most strategic growth corridors.

Positioned within walking distance of the Broadwater Parklands, major shopping centres, public and private schools, and Southport's tram and bus networks, this site offers both lifestyle appeal and exceptional development upside.

#### Property Highlights:

- DA-approved for 8 boutique 4-bedroom, 3.5-bathroom, double-garage townhouses
- Potential uplift to 10 levels (STCA), with precedent set on similar-sized sites
- Expansive double block totalling 1,416sqm\*

**Property ID:** L33641288  
**Property Type:** Land/Development  
**Land Area:** 1416.0 sqm

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- Prominent north-facing orientation
- Holding income of approx. \$70,000 per annum across two dwellings\*
- 108 currently leased at \$700/week
- 106 is in the process of being leased

DA Summary:\*

- 8 × 4-bedroom townhouses
- 3 levels
- 3.5 bathrooms per dwelling
- 2 car spaces per dwelling

Location:

- 2.4km to Australia Fair Shopping Centre
- 2.4km to Broadwater Parklands
- 2.8km to The Southport School (TSS)
- 3.1km to Southport State High School
- 3.6km to Griffith University, Gold Coast Campus
- 4.5km to HOTA, Home of the Arts
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The market is experiencing unprecedented demand from local, interstate, and international buyers targeting the southern end of the Gold Coast, particularly Southport through to Coolangatta. Severe supply shortages, combined with record-breaking sales in the owner-occupier segment, make this an ideal time to capitalise on a premium development opportunity with strong upside potential.

Expressions of Interest closing May 15th at 5pm.

Please contact exclusive agents Sheldon Paris or Bowen Lyu for more information.

Disclaimer: \*Approximately/ STCA. Borders, images & locations may be indicative only. Rates of return are estimates only. Outgoings are as supplied by the owner. The Agent/Agency has not independently checked any of the information we merely pass it on. We make no comment on and give no warranty as to the accuracy of the information contained herein and no part of this material should be relied upon in forming any financial decision by you, the reader. All persons reading this material must rely on their own enquiries and should satisfy themselves

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