

## Entire Beachside Building in Broadbeach on Rare 516m<sup>2</sup> Site with Development Potential

### 23 Anne Avenue, Broadbeach

#### Expressions of Interest closing 22nd June 5pm

Expressions of Interest close on the 22nd June at 5pm

Lorenzo Badalotti from Raine & Horne Elite is proud to present to the market 23 Anne Avenue, Broadbeach. This 516m<sup>2</sup> site is located on the northern side of Anne Avenue, a renowned beachside address in the heart of Broadbeach. Positioned in a highly sought-after coastal location 250m from the nature reserve and beach.

The property provides a magnitude of options for the investor or developer, a potential to create a boutique residential development or the opportunity for land-banking the site. The site currently provides a well maintained unit complex consisting of 4x 2 Bedroom units.

One of the few remaining parcels of land available in this beach-side pocket of Broadbeach. The site provides over 17.2m of frontage to Anne Avenue which provides flexibility in its outcomes.

#### Property Highlights:

- Rare land parcel with development potential
- 2 level concrete and brick unit complex

**Property ID:** L34038866  
**Property Type:** Land/Development  
**Land Area:** 516.0 sqm

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- 4 original 2 bedroom units with onsite parking for 4 cars
- The site provides over 17.2m of frontage to Anne Avenue which provides flexibility in its outcomes
- Rental income gross: approx. \$140,000 per annum, with all 4 units currently tenanted\*

Location:

- Easy access to buses, trams, and trains
- 200m to the beach
- 600m to Broadbeach State School
- 650m to Gold Coast Convention and Exhibition Centre
- 650m to The Star Gold Coast
- 1km to Pacific Fair Shopping Centre
- 2.5km to Mermaid Beach
- 4.5km to Surfers Paradise

Please contact exclusive agent Lorenzo Badalotti for more information.

\*Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.