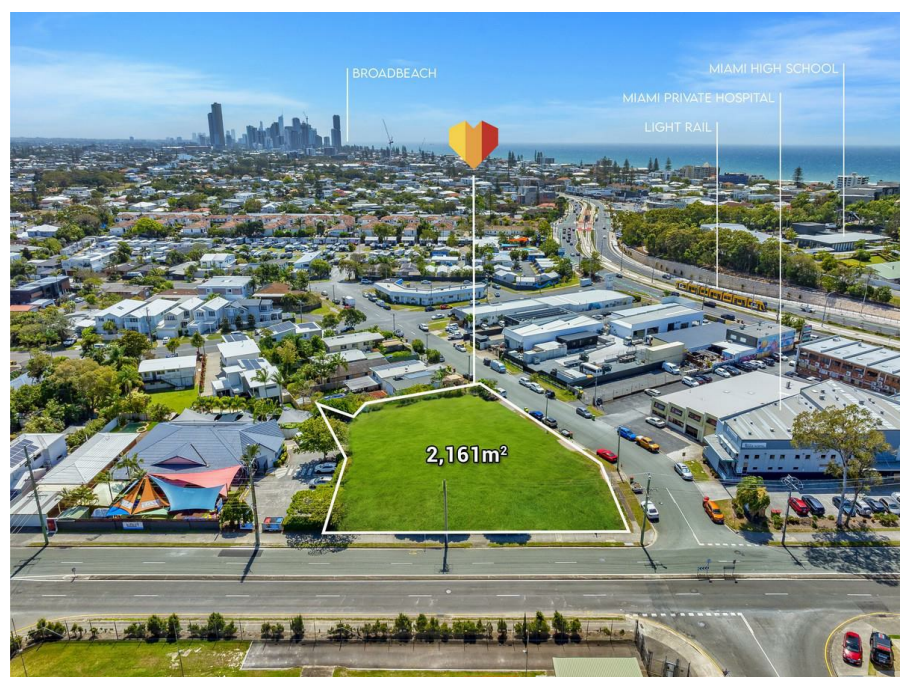


11-15 Pacific Ave, Miami, QLD 4220

Residential Land

Expressions of Interest



Exceptional Miami Landholding

2,161m² Prominent Development Site | 350m to Miami North Light Rail Station

Positioned in one of the Gold Coast's tightly held coastal precincts, this substantial 2,161m² corner site in Miami presents a compelling opportunity for developers, investors and owner-occupiers seeking a strategic landholding with significant future development.

Located approximately 350 metres from the Miami North Station, the property benefits from excellent connectivity and strong access to the surrounding lifestyle amenities.

Importantly, the site is supported by an existing Development Approval for a 15-unit Residential Care Facility, valid until January 2028. There are multiple proposed site opportunities with 6 level Healthcare / residential and 6 level Proposed Office Building options to consider.

The property is also situated within the broader Miami North Station precinct, where planning investigations are considering increased density and mid-rise development within the station catchment, subject to statutory approval (STCA).

KEY PROPERTY HIGHLIGHTS

2,161m² prominent corner landholding

Approximately 350 metres from the Miami North Station

Existing Development Approval for a 15-unit Residential Care Facility

Approval valid until January 2028

Strategic position 25m from the Miami Private Hospital.

Only minutes walk to Miami Highschool.

Planning investigations supporting potential increased density and mid-rise development STCA

Highly accessible coastal location within the sought-after Miami and Nobby Beach precincts

Surrounded by established lifestyle, recreation, entertainment amenities, and GCCC future proposed Miami Arts Depot with expected annual economic activity to generate \$130 million and 1000 new jobs.

Opportunities of this scale and proximity to the emerging light rail network are increasingly limited

Listed By

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Open for Inspection

By Appointment.