**Surfers Paradise First National**
34 Hanlan Street,
Surfers Paradise QLD 4217

## 63 Minnie St, Southport, QLD 4215

**Sold - $1,450,000**

House 3 2









# DA Approval for 6 Terrace Homes - Lucrative Opportunity

Be ready to build in the First QTR of 2025 or land bank with existing residence.
708sqm site in the Ferry Road Precinct of Southport, DA approved for 6 designer townhouses.

**Open for Inspection**

By Appointment.

The Opportunity & Development Advantage:
Take advantage of a rare opportunity to save significantly on build costs while maximising your development potential. Under the strict 2022 NCC requirements, this site would likely be limited to five residences, as the new rules demand larger doorways and hallways as part of the liveable housing design standards, reducing usable floor space and cutting into profitability. However, with 2019 NCC approval already in place, this project allows for the construction of six residences, preserving more bedrooms, enhancing saleable area, and boosting margins-an opportunity to deliver more value while staying ahead of rising costs.
Ready to build with immediate potential to capture strong margins in the rising Southport market.

Southport is poised for growth with the Gold Coast City Council (GCCC) making it a key focus as the city's CBD, and the preferred site for the proposed GC Arena, which would bring significant financial benefit for Southport; that coupled with the GCCC's focus on Southport being cities true CBD, underpinned by the 2025 Southport Master Plan, due for release in the coming months.

This opportunity will appeal to developers, investors, build-to-rent operators, long-term investors/ SMSFs, and homeowners seeking a property with future upside potential.
The current home has been renovated in recent years, so could be easily leased for a period should you not be ready develop straight away, or live in it before capitalising on the enhanced demand.

For developers with a commercial mindset, this project represents a highly executable venture- minimising risk, maximising profit margins, and capitalising on one of Queensland's most promising precincts.

Key Features Site Overview:

708m2 site, gently falling to the street
Current home can be lived in, rented, demolished
Rectangular with 19.9m frontage*

**Listed By**
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Listing Number: 3461998

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.