







24 Hollywell Road, Biggera Waters

PRICE SLASHED - Development Opportunity in Prime Biggera Waters location

Positioned in a highly sought after pocket of Biggera Waters, 24 Hollywell Road presents an outstanding opportunity for investors, developers and buyers seeking a property with both immediate utility and significant future potential. Set on a well-positioned block with 23m frontage in a Residential B zoning, the property offers a range of possibilities, including the potential for a townhouse development. With three bedrooms, two bathrooms, excellent vehicle accommodation and additional secondary multi purpose area, this is a property where the land and location are just as compelling as the existing residence.

Some of the quality property features include:

- Three well-proportioned bedrooms providing comfortable accommodation for families, tenants or future occupants
- Multiple indoor/outdoor living areas providing flexibility for families, tenants or those looking to maximise the home's existing layout
- Beautifully Renovated bathroom with top tier fixtures.
- Well-appointed kitchen with ample storage and preparation space
- Additional Multi Purpose Utility Area, providing excellent flexibility

3 2 4

FOR SALE
$1,250,000

VIEW
By Appointment

AGENTS
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All information contained therein is gathered from relevant third parties sources.
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for alternative use
- Split system air-conditioning and ceiling fans for year-round comfort
- Excellent four-car accommodation, providing secure parking and valuable additional space for vehicles, boats, trailers or storage
- Residential B zoning with a 23m Frontage, presenting potential for future redevelopment
- Well-positioned block within an established and tightly held Biggera Waters precinct

Investment & Development Potential
For investors and developers, the underlying land and zoning provide the real point of difference. Positioned within Residential B zoning (medium density) the property offers potential to investigate a townhouse development, subject to Gold Coast City Council approval and all relevant planning requirements.

For those not looking to develop immediately, the existing residence provides the opportunity to hold the property, generate rental income and benefit from the continued demand for housing in Biggera Waters while considering a longer-term development strategy.

Whether you are looking to secure a development site, land-bank in a tightly held coastal suburb, invest and hold, or explore the property's potential for future redevelopment, 24 Hollywell Road provides a compelling combination of land, zoning and location.

Location
Positioned in the heart of Biggera Waters, this property places residents within easy reach of the Broadwater, waterfront walking paths, local parks, shopping, dining and a wide range of everyday amenities. Harbour Town Premium Outlets and Metro Market are only minutes away, while the Broadwater provides an enviable lifestyle with opportunities for boating, fishing, walking, cycling and enjoying the Gold Coast's famous outdoor lifestyle.

The property's location also provides convenient access to schools, childcare, public transport and major road networks, connecting residents with Southport, Labrador, Helensvale, Surfers Paradise and the wider Gold Coast. With established infrastructure, strong rental demand and continued interest in the Biggera Waters and northern Gold Coast market, the location provides a strong foundation for both immediate occupation and long-term investment.

For more information or to arrange your private inspection, please enquire.

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MORE DETAILS

Property ID	12QCH4J
Property Type	House

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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
Internal: 147.7m2 - External: 174.5m2 - Total: 322.2m2

LJ Hooker

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Rear

Lower Floor



Upper Floor



Front

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