

28 Peerless Avenue, Mermaid Beach

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## Double the Land - Triple the Potential in Mermaid Beach

### Unmissable Beachside Opportunity

Whether you're seeking a long-term passive income stream, a value-add renovation project, or a luxury new development opportunity, this property delivers on all fronts.

A rare and exceptional opportunity to secure a north-facing, beachside property in one of the Gold Coast's most coveted and tightly held enclaves - Mermaid Beach.

Situated on the beachside of the Gold Coast Highway, this expansive 809sqm\* double block offers an unparalleled combination of location, income, and long-term development potential. With an existing Development Approval (DA) in place for eight luxury apartments, the groundwork has already been laid for a premium residential project.

Currently comprising 7 x 2-bedroom townhouses, all on individual titles, the property provides immediate and consistent income, with all residences fully tenanted. This secure holding presents the ultimate "set and forget" investment, while offering scope to further add value through strategic renovations or future redevelopment.

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Broadbeach  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Key features include:

809sqm\* prime beachside land

7 x 2-bedroom townhouses (on separate titles)

All units generating solid holding income

To be sold in one line - Complete Package

Current DA for 8 luxury apartments

Outstanding potential to renovate, hold, or redevelop

Mermaid Beach is undergoing a significant transformation, with strong demand from downsizers, professionals, and interstate buyers fuelling rapid growth in premium residential developments. Just 200 metres from patrolled beaches and walking distance to vibrant local cafés and restaurants, this lifestyle-rich location continues to set the benchmark for prestige coastal living.

Nearby attractions include the popular BSKT Café, The Holliday Coffee Shop, and the evolving Nobby Beach precinct - now home to The Oxley, a 4,000sqm lifestyle hub featuring boutique retail, delis, and fine dining.

This is a rare opportunity to acquire a blue-chip beachside holding in a booming growth corridor.

Don't miss your chance to capitalise on this extraordinary development-ready site in one of the Gold Coast's most desirable suburbs.

The vendor's circumstances require an immediate sale.

For further information or to request a copy of the Information Memorandum, please contact the exclusive agents at LJ Hooker Broadbeach.

## MORE DETAILS

Property ID	P88HHD
Property Type	BlockOfUnits
Land Area	809 m2

### **Matt Conduit 0418 741 949**

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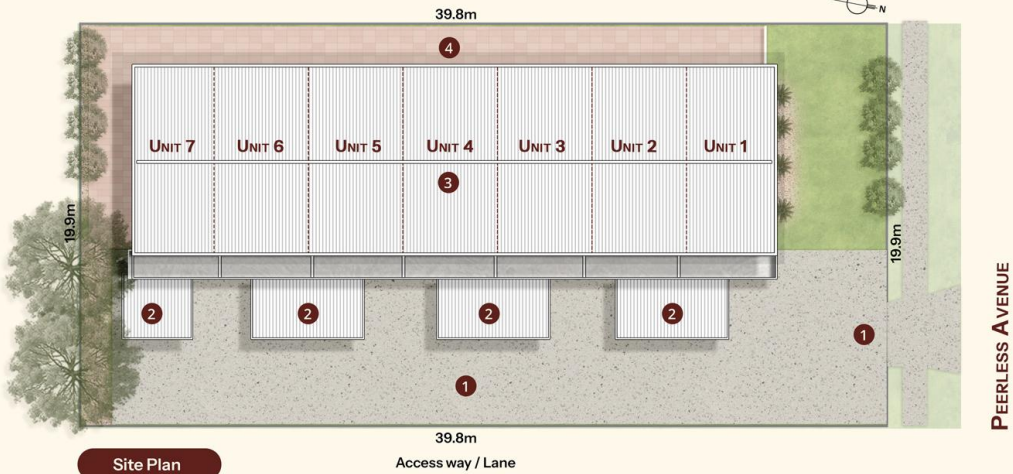
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28  
PEERLESS AVENUE  
Mermaid Beach

**BIANCO**  
**STUDIO**  
Disclaimer *Social Lab*

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.



**Site Plan**

- Legend**
- 1. Driveway
  - 2. Carports
  - 3. Building (Units 1 to 7)
  - 4. Backyard