



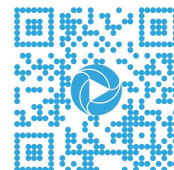
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Visit: 2ParkAve.com.au



'Blue-Chip Location, Entry Level Opportunity, Walk to Everything!'



4  2  2   549m²



Property Overview

'POSITION, PRICE & POTENTIAL'

Welcome to 2 Park Avenue, where lifestyle, convenience and opportunity come together in one perfectly connected address.

Lovingly cared for in the same family for nearly half-a-century; that chapter has come to a close, and a new chapter now awaits! Proudly sitting on 549 square metres of untapped potential, this modest 4 bed, 2 bath, family home is awaiting the vision of its new owners. Move in, renovate, redevelop, landbank or invest... The choice is yours.

With enduring brick construction, a stunning pool and inviting front and back yards; this home offers the perfect canvas to create your dream lifestyle.

Nestled in one of the most walkable and well-connected pockets of Broadbeach Waters, this is a rare opportunity to secure your place in the blue-chip market. Surrounded by multi-million-dollar homes on a quiet-cul-de-sac, here you are in good company. Enjoy direct access to world renowned beaches, Pacific Fair Shopping Centre, the Star Casino and Broadbeach's vibrant dining and entertainment precinct right at your doorstep. Beyond a home, this is a destination!

Entry level opportunities in blue chip suburbs like this are rare, and they are fleeting. With guaranteed capital growth and the opportunity to add value; you'll make money the day you buy it, while you sleep and well into the future...



View as advertised or by appointment
Auction: On-Site | Saturday 15th Nov at 10:30am



"Bright & Airy"



"Cook & Overlook"



"A Brighter Future"



"Your Blank Canvas..."



"Splash into Summer"

"Location, Location!"

The Star Casino

Broadbeach

Pacific Fair

Mermaid Beach

Burleigh Heads



Property Specifications

- Perfectly Positioned in the Heart of Broadbeach Waters
- Blue-Chip Location with Guaranteed Capital Growth
- Tightly Held Street with Multi-Million-Dollar Homes
- Premier Location on Park Avenue, a Quiet Cul-De-Sac
- Situated on a Prime 549m² Block
- North-Facing, Bright & Airy Property
- Lowset Home Brimming with Potential
- Grassy Front & Backyard Awaiting Your Vision
- Large, Sparkling In-Ground Pool
- Double Car Accomodation
- Spacious, Open Plan Living Area
- Tidy Kitchen with Gas Cooking, Overlooking Pool
- Outdoor Entertaining Area with Covered Patio
- Prospects to Add Tremendous Value
- 4 Generous Bedrooms with Large Windows & Wardrobes
2 Bathrooms with Opportunity to Modernise
- Split System Air-Conditioning & Fans Throughout
- Plenty of Storage & Shed
- Move Straight In, Renovate, Redevelop or Invest!
- Minutes to Beaches, Pacific Fair, The Star Casino and
Broadbeach's Dining & Entertainment Precinct
- 2-Minutess to Moana Waterfront Park
- Close to Leading Schools, Transport & Hospitals

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Seller's Insights

"Over the last 50 years we have seen Park Ave become one of the most highly sought-after streets. This site holds endless potential! The existing home is solid, but with a north-facing aspect and the calibre of homes emerging along the street, your dream architectural build would be perfectly at home here."

"The convenience of this location is impossible to beat! Once you become accustomed to life on a quiet cul-de-sac, yet minutes to the GC's beautiful beaches, Pacific Fair Shopping Centre and endless restaurants and cafes, you'll never want to leave!"

"The big front and backyard is great for the kids and pets, but it's literally a blank canvas! An impressive outdoor entertaining area would be perfectly framed by the massive in-ground pool, already waiting for you!"

Market Analysis

6 Kalimna Drive, Broadbeach Waters

Price: \$1,750,000
Traded: 31 Mar 2025
Size: 556m²
3 bed, 1 bath, 2 car



2/20 TE Peters Drive, Broadbeach Waters

Price: \$1,600,000
Traded: 26 Mar 2025
Size: 81m²
2 bed, 1 bath, 1 car



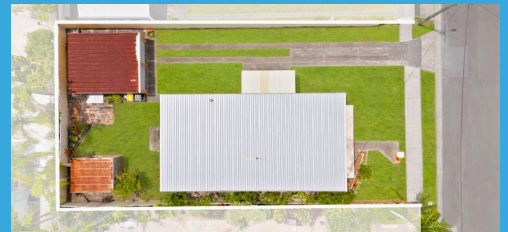
3 Park Avenue, Broadbeach Waters

Price: \$3,000,000
Traded: 02 Dec 2023
Size: 888m²
5 bed, 3 bath, 2 car



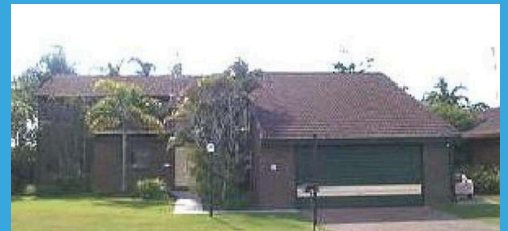
5 Havana Keys, Broadbeach Waters

Price: \$1,700,000
Traded: 22 Feb 2025
Size: 556m²
3 bed, 1 bath, 2 car

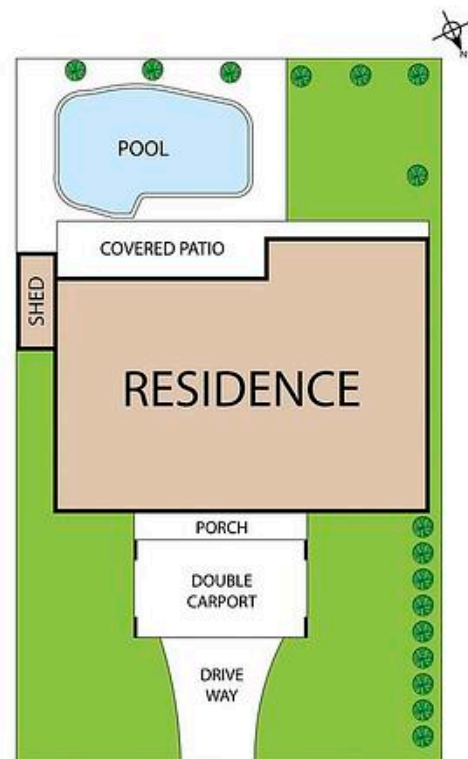


13 Wyuna Street, Broadbeach Waters

Price: \$1,750,000
Traded: 12 Oct 2025
Size: 791m²
4 bed, 3 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



TOTAL APPROX. FLOOR AREA 135 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

2 Park Avenue Broadbeach Waters, QLD 4218

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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Suburb Profile

Recognised for its state-of-the-art canals, Broadbeach Waters is the suburban counterpart of bustling Broadbeach – offering the 'best of both worlds'.

Boasting world class homes, the calibre of properties, lifestyle and opportunity on offer is simply unmatched.

These canals are adorned with fish, mud crabs and other sea life, making your backyard a fisherman's playground. Not to mention, the close proximity to the Gold Coast Broadwater and Seaway makes Broadbeach Waters the ideal place to call home for the boating enthusiast.

Broadbeach Waters epitomises Gold Coast living... Your waterfront oasis is still just a stones throw from that which has made the Gold Coast an international destination of choice; you are no more than a short stroll from Pacific Fair Shopping Centre, The Star Casino and the Gold Coast Convention & Exhibition Centre.

From a practical perspective, you are minutes from several leading private and public schools, hospitals and sporting centres. This suburb truly is for the growing family.

Situated across the road from the buzz of central Broadbeach, there is no end to the dining and entertainment on offer. From the golden beaches to the trendy cafes, there is a reason Broadbeach is growing so rapidly.

This remarkable suburb offers sea-change with no sacrifice and to buy here would be a solid investment in you and your family's future.





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