

SOLD

## 40 The Boulevard, South Mission Beach



### Rare Site with Elevated Ocean Views !

- \* 180 degree views over Dunk Is and Sth Mission
- \* 873m2 in size
- \* Level garage access from the top of the site
- \* Choice of utilising existing certified footings or starting afresh

This is a prestigious site with spectacular 180 degree ocean views. It provides unimpeded views and has level car access from the road and level entry through to the upper living floor of the proposed dwelling. Plans are available which feature open plan living with a spacious wrap-around front deck to capture views from the key living areas and master bedroom. Side access has also been maintained to the private rear of the property.

Certified footings and significant steel framing up to the upper level have already been constructed and are maintained on site to allow any prospective purchaser the choice of utilising these at a considerable construction saving, or removing and selling the steelwork if building a new custom design.

The constructed footings have been fully inspected and certified. The steel framing has been coated with an engineered paint system to ensure its durability in this coastal location.

Two sets of existing house plans are available. The original approved plans envisaged the potential for 2 separate 2 bed dwellings, one on each floor. Modified plans have also been prepared for a 2 storey, 5 bed, 3 bath, 2 car home. Either plan can accommodate the existing footings.

Marketed exclusively by Tania @ Tropical Property : )

873 m2

**Price** SOLD for \$230,000  
**Property Type** Residential  
**Property ID** 2639  
**Land Area** 873 m2

### Agent Details

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### Office Details

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