

JUST LISTED



9 Mary Street, Alexandra Headland



One of Alexandra Headland's Rarest Development Opportunities

Inspections: By Appointment only...

Positioned just moments from the sand in one of Alexandra Headland's most tightly held and sought-after streets, 9 Mary Street represents an exceptionally rare opportunity to secure a premium coastal landholding with significant future upside.

Set on a prime beachside site, the property comes complete with approval for subdivision into two freehold lots, together with architect-designed luxury residences and secondary dwellings by renowned local firm Sprout Architects.

For developers, builders and investors, much of the heavy lifting has already been completed. Extensive planning, design and approval work is in place, allowing the next owner to focus on delivery rather than navigating years of council processes and

 4  2  1  607m²

Price Expression of Interest

Property Type Residential

Property ID 3324

Land Area 607 m²

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

code

uncertainty.

While the existing residence may provide short-term holding income or accommodation, the true value lies in the site's future potential. Opportunities of this calibre, in a location of this quality, are increasingly difficult to secure.

Why This Opportunity Stands Apart

- Approved subdivision creating two premium freehold lots of approximately 304m² and 303m².
- Approved luxury residences and secondary dwellings designed by Sprout Architects.
- Blue-chip Alexandra Headland address just a short stroll to the beach, surf club, cafés and restaurants.
- Significant time, cost and risk already eliminated through completed approvals and design work.
- Flexibility to develop and sell, develop and retain, create a family compound, or create a bespoke luxury residence in an irreplaceable location.
- Located within one of the Sunshine Coast's most tightly held and consistently high-performing coastal markets.

Beyond the development potential, it is the lifestyle on offer that makes this opportunity truly special.

Imagine starting your day with a walk along Alexandra Headland beach, grabbing a coffee from a nearby café, meeting friends at the surf club and spending afternoons enjoying everything this vibrant coastal community has to offer. With beaches, restaurants, coastal pathways and the lifestyle precincts of Mooloolaba and Maroochydore all within easy reach, this is a location that continues to attract strong demand from both owner-occupiers and investors alike.

Whether your vision is to develop two luxury beachside homes, create a multi-generational family retreat, landbank a scarce coastal asset or build a landmark residence for generations to enjoy, 9 Mary Street offers an exceptional foundation in one of the Sunshine Coast's most coveted beachside enclaves.

Beachside development sites with approvals in place are rare.

Opportunities in this position are even rarer.

Approval documentation, architectural plans and supporting information are available upon request.

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