

GC PRESTIGE COMMERCIAL · INFORMATION MEMORANDUM · OFF-MARKET

Two homes. Two incomes. One canal-head title.

111 Bundall Road, Surfers Paradise QLD 4217

$2,100,000	$1,690 / wk	681 m²	28.3 m	10.3 m
ASKING PRICE	COMBINED RENT†	ONE FREEHOLD TITLE	BUNDALL ROAD FRONTAGE	CANAL FRONTAGE

GC Prestige COMMERCIAL

PRIVATE & CONFIDENTIAL
OCTOBER 2026

EXECUTIVE SUMMARY

A duplex pair on the water, earning from day one.

Two brick two-storey homes on a single 681 m² title, side by side, with a shared lawn that runs back to a sandy beach at the head of a Surfers Paradise canal. Both are leased until March 2027 for a combined $1,690 a week. At the front, 28.3 m of the site faces six lanes of Bundall Road, a business corridor lined with offices, showrooms and retail. It is a short walk from HOTA. In the Medium density residential zone, it suits three buyers: an investor, an owner who lives in one home and rents the other, or a developer who sees what the corridor could become.

PROPERTY	LAND	INTERNAL AREA	ACCOMMODATION
Duplex pair Two homes, one title	681 m² L7 RP143374 · freehold	317 m² 148 m² + 169 m²	2 + 2 bed 2 bath · 2 powder · 3 garages
FRONTAGES	**ZONING**	**INCOME**	**BUILT**
28.3 m · 10.3 m Bundall Road · canal	Medium density RD3 · 9 m height	$87,880 pa Gross, both homes leased†	1986 Face brick & tile

Why it stands out

01 **Two rents, one purchase.** $840 and $850 a week, both leased to March 2027. That is a 4.18% gross return at the asking price, before any rent review.

02 **Real water.** 10.3 m at the head of the canal, with a small sandy beach and lawn to the edge. A dry duplex pair can't offer that.

03 **Live in one, rent the other.** Take back one home at the end of its lease and the second rent still covers a large part of the holding cost.

04 **Medium density zoning.** MDR zone, RD3 density, 9 m height, on a 681 m² wedge with 28.3 m to the road. Hold the income now and redevelop later, subject to council approval.

05 **Bundall Road frontage.** 28.3 m on a six-lane business corridor where most neighbours already trade as offices, showrooms and shops. That brings strong exposure and redevelopment upside, subject to council.

06 **Walk to HOTA.** The Bundall business district is across the road and the Surfers Paradise skyline is on the horizon. Surfers Paradise SS and Benowa SHS catchments.

† Rents and lease terms as advised by the vendor, to be confirmed against the leases. Zoning from Gold Coast City Plan open data, subject to council confirmation and town-planning advice.

THE INCOME

What it returns.

$1,690	$87,880	4.18%	Mar 2027
COMBINED RENT PER WEEK†	GROSS RENT PER YEAR	GROSS YIELD AT $2.1M	BOTH LEASES EXPIRE

The tenancy schedule

HOME	RENT / WK	RENT / YR	LEASE TO
Home · 2 garages	$840	$43,680	Mar 2027
Home · 1 garage	$850	$44,200	Mar 2027
Total	**$1,690**	**$87,880**	—

Rents and leases as advised by the vendor. The two homes are separately metered.

Outgoings

ITEM (AS ADVISED)	PER YEAR
Council rates ($2,650.13, Jul–Dec 2026)	$5,300
Water ($520, May–Aug 2026)	≈ $1,560
Home & contents insurance	$2,165
Landlord insurance ($406 × 2)	$812
Total · net rent ≈ $78,040	**≈ $9,840**

Gross yield 4.18% at $2.1m; net about 3.72% after these outgoings. Rates and water annualised from the latest notices; excludes management fees and maintenance.

Three ways to own it

The investor

Buy two rents in one contract with one title and one rates notice. Rent reviews come at the March 2027 renewals.

The owner-occupier

Move into one home when its lease ends and keep the other let. The second rent of about $44,000 a year offsets the holding cost.

The builder or developer

Collect $87,880 a year while plans are prepared under the Medium density residential zone. The site comes with 28.3 m of road frontage and a canal at the rear.

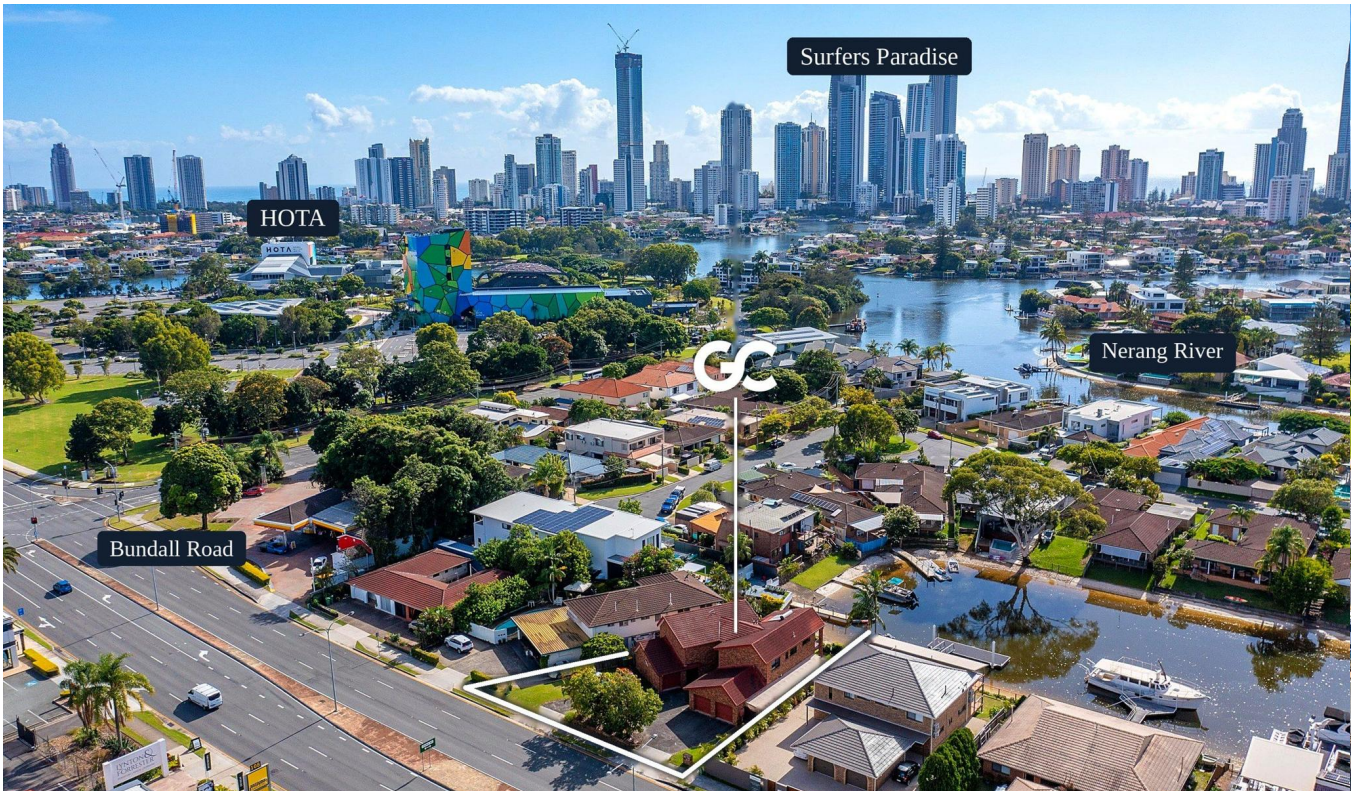
SETTLEMENT TERMS

Flexible around the leases.

The vendor will consider terms that suit the buyer: settle with both tenancies in place, or time settlement around the March 2027 lease ends.

THE SETTING

Road at the front. Water at the back.



From the air: Bundall Road, HOTA and the Surfers Paradise skyline, with the lot outlined at the head of the canal.



The canal head and sandy beach, seen from the upper level.



From the balcony over the lawn to the water.



The frontage, the garaging and the shared driveway.



State aerial with the lot boundary in turquoise. The wedge narrows from 28.3 m at the road to 10.3 m at the water.

INSIDE

Two-storey homes, turned to the water.

Each home has its own entry, garaging, laundry and powder room on the ground floor, an open living and dining room that opens to a covered patio, and two bedrooms and a bathroom upstairs. The main bedrooms open to covered balconies facing the canal.



Living and dining, opening to the patio.



The updated kitchen.



Main bedroom with balcony access.



Second bedroom.



Bathroom.

Inspections by appointment

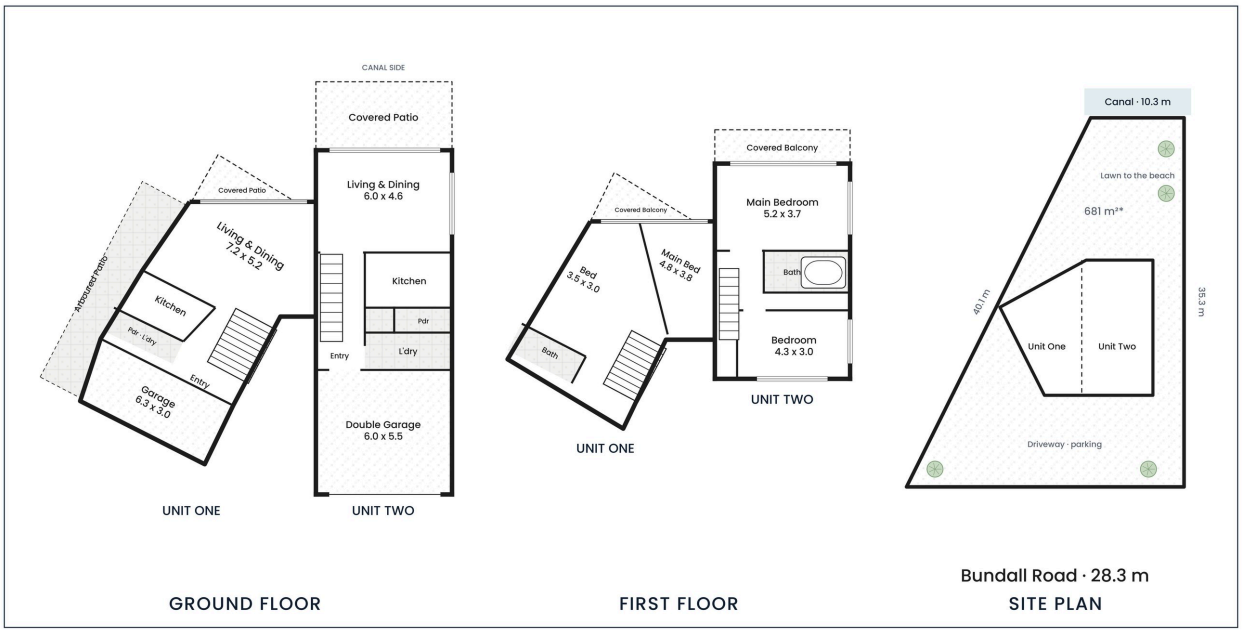
Both homes are tenanted. We need 24 hours to arrange access with the tenants, so call to book a time and we will walk you through both homes together.

Interior photographs were taken during the March 2025 leasing campaign for one of the two homes. Furniture belongs to the tenants and is not included. The second home's layout mirrors this one but is not identical (see floor plan).

FLOOR PLAN

Two homes, side by side.

111 BUNDALL ROAD, SURFERS PARADISE



4 | 2 + 2 pdr | 3 | 317m²* | 681m²*

INTERNAL: 317M²* | PATIOS & BALCONIES: 59M²* | TOTAL: 376M²* | LAND: 681M²*

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. | *approximate. Plan indicative only, not to scale.

Oktay Vali · 0424 674 031 · gc@gcprestige.au · gcprestige.au

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	CONFIGURATION	INTERNAL	TOTAL
Unit One	2 bed · 1 bath + pdr · 1 garage	148 m²	175 m²
Unit Two	2 bed · 1 bath + pdr · 2 garages	169 m²	201 m²
Combined	**4 bed · 2 bath + 2 pdr · 3 garages**	**317 m²**	**376 m²**

Totals include 59 m² of patios and balconies. Floor plan redrawn by GC Prestige. Indicative only. Not to scale. Room dimensions are in metres and approximate. Buyers should rely on their own inspection and measurements.

THE FRONTAGE

28.3 metres on Bundall Road.

Bundall Road is one of the Gold Coast's main business corridors. Along this stretch most properties already trade as commercial: offices, showrooms, shops and retail. Six lanes of traffic pass the front of 111 every day, between the Bundall business district and Surfers Paradise.

28.3 m	6 lanes	681 m²	MDR
BUNDALL ROAD FRONTAGE	ARTERIAL · DAILY TRAFFIC	ONE FREEHOLD TITLE	MEDIUM DENSITY ZONE · 9 M



The corridor from the air, with Bundall Road at the front, the canal behind, and HOTA and Surfers Paradise beyond.

01 **Exposure a business pays for.** A 28.3 m face to one of the city's busiest arterials gives the kind of visibility an office, clinic, showroom or professional practice looks for.

02 **The street is already commercial.** Next door at 113, council approved a shop and a third home in August 2026 (see next page). Much of the strip already trades as offices, showrooms and shops.

03 **Redevelopment upside.** The site has medium density zoning, a wide main-road frontage and canal water at the rear. Rebuild for residential, or seek approval for a commercial or mixed use that fits the corridor.

04 **Paid to wait.** Two leases return $87,880 a year while the plans, approvals and finance come together.

THE UPSIDE

Residential income today. Corridor land tomorrow.

Most buyers will value 111 as two rented homes on the water. A developer or business owner will see 681 m² of main-road frontage on a commercial strip, earning rent until it is time to build. On the other side, 109 Bundall Road is currently for sale, seeking offers around $3.2m.

Zoned Medium density residential. Any non-residential use or redevelopment needs council approval (material change of use); get your own town-planning advice. Neighbouring uses and the 109 asking price are as advised by the vendor.

NEXT DOOR AT 113 BUNDALL ROAD

What council approved next door.

In August 2026 the City of Gold Coast approved the neighbouring duplex at 113 Bundall Road, in the same Medium density residential zone as 111, for a shop and a third home. It shows what a Bundall Road frontage can become: a new arched street front with a shopfront facing the road, and an added level over the canal.



113 Bundall Road from the street: the approved design, with a shopfront behind the arches and a partial third storey above.



The canal side of 113: the approved design, with terraces, a new top-floor home and a pool to the water.

Aug 2026	3 + shop	8.9 m	58 m²
APPROVED · MCU/2026/184	HOMES PLUS A SHOP	PARTIAL THIRD STOREY	SHOP · BY APPOINTMENT

WHAT IT MEANS FOR 111

The same path is open to 111.

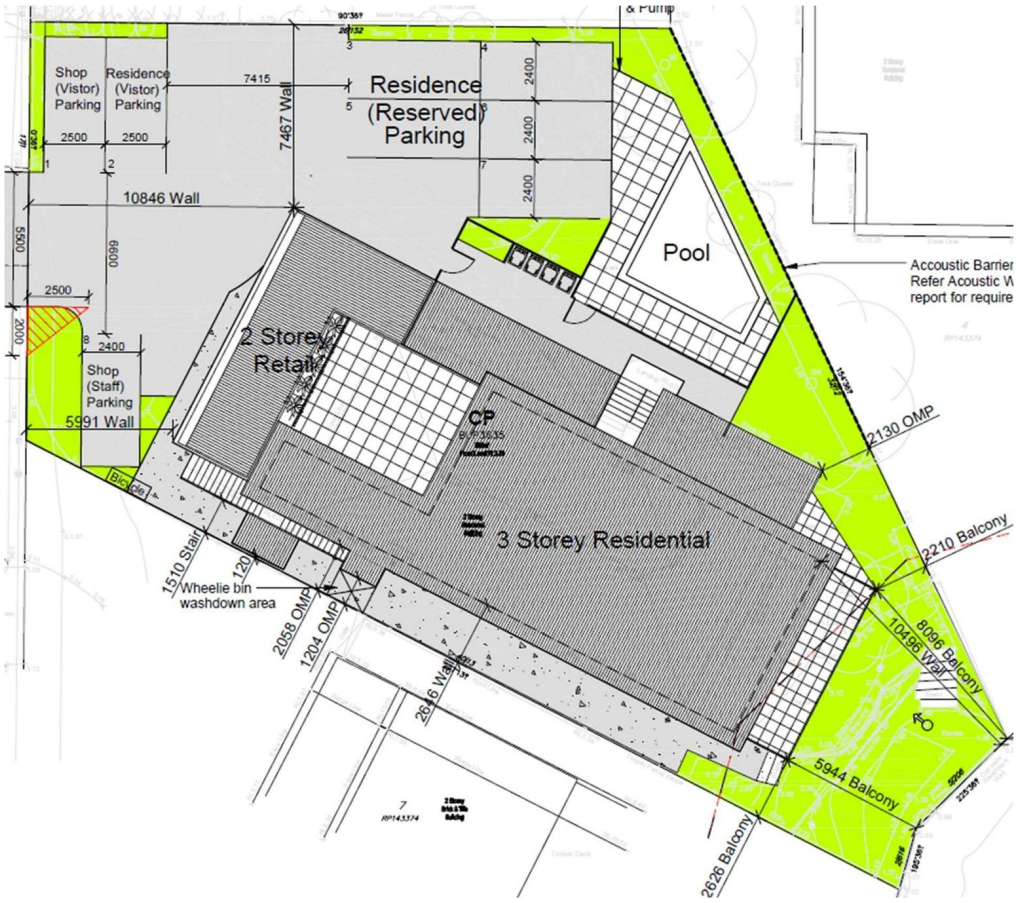
111 sits in the same zone, on a 681 m² title with 28.3 m to Bundall Road. Using 113 as a guide, an owner could seek approval to refresh the street front with a small shop, studio or professional suite facing the road, add a home or extra level over the canal, or redevelop the site, while the two current leases pay $87,880 a year. All subject to council approval.

Renders by Robert Free Designs, from the approved plans for MCU/2026/184 (City of Gold Coast public record, decided 24 August 2026). The layout and floor plans are on the next three pages. The approval applies to 113 Bundall Road only. Any similar use or extension at 111 needs its own council approval; buyers should get their own town-planning advice.

NEXT DOOR AT 113 · THE APPROVED LAYOUT

How 113 fits a shop and three homes.

The approved site plan keeps the existing two-storey building, adds a shop at the Bundall Road end with staff and visitor parking in front, a partial third storey for a new home, and a pool to the canal. It is a practical template for a Bundall Road frontage.



113 Bundall Road: approved site plan. Bundall Road at the left, the canal at the right.

APPROVED AT 113 (MCU/2026/184)	DETAIL
Site area · zone	868 m² · Medium density residential
Uses	3 homes (multiple dwelling) + shop
Height · storeys	8.9 m · 2 storeys + partial third
Site cover	34.4%
Shop	58 m² · by appointment · 9am–5pm Mon–Sat
Car parking	9 spaces (7 residential, 2 shop)

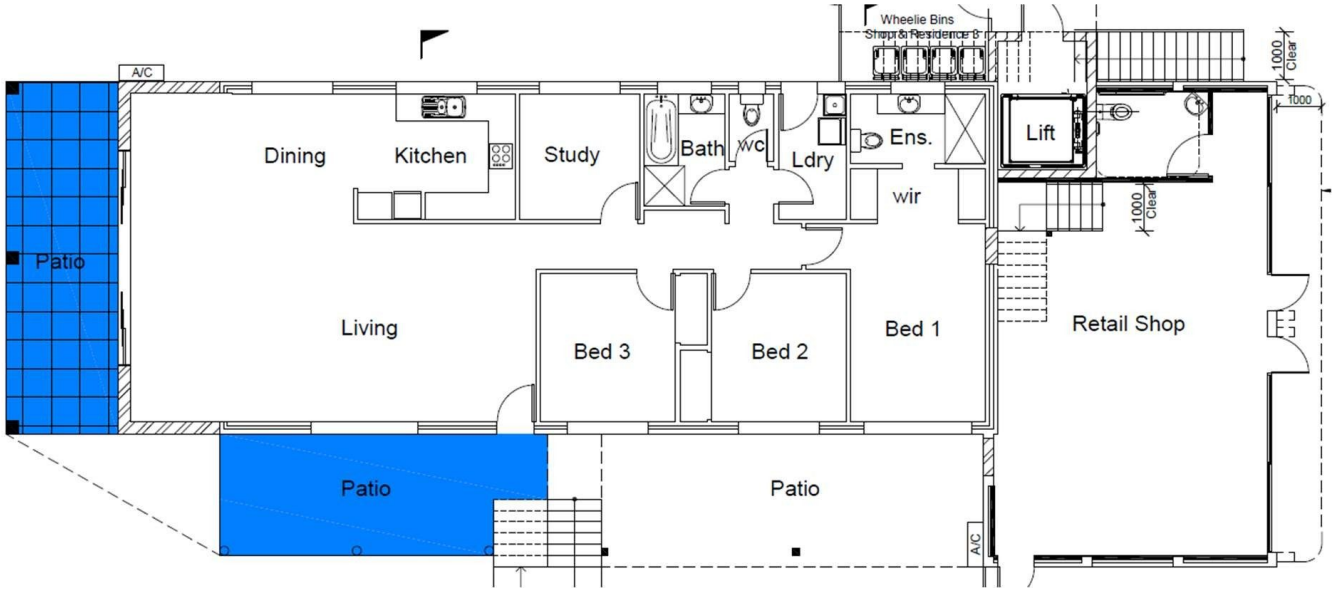
Plans: Robert Free Designs, from the plans approved by the City of Gold Coast under MCU/2026/184 (24 August 2026) at 113 Bundall Road. Indicative only, reproduced for information. See the full stamped plans at council's approved plans (PDF) or all documents at City of Gold Coast · MCU/2026/184.

NEXT DOOR AT 113 · APPROVED FLOOR PLANS

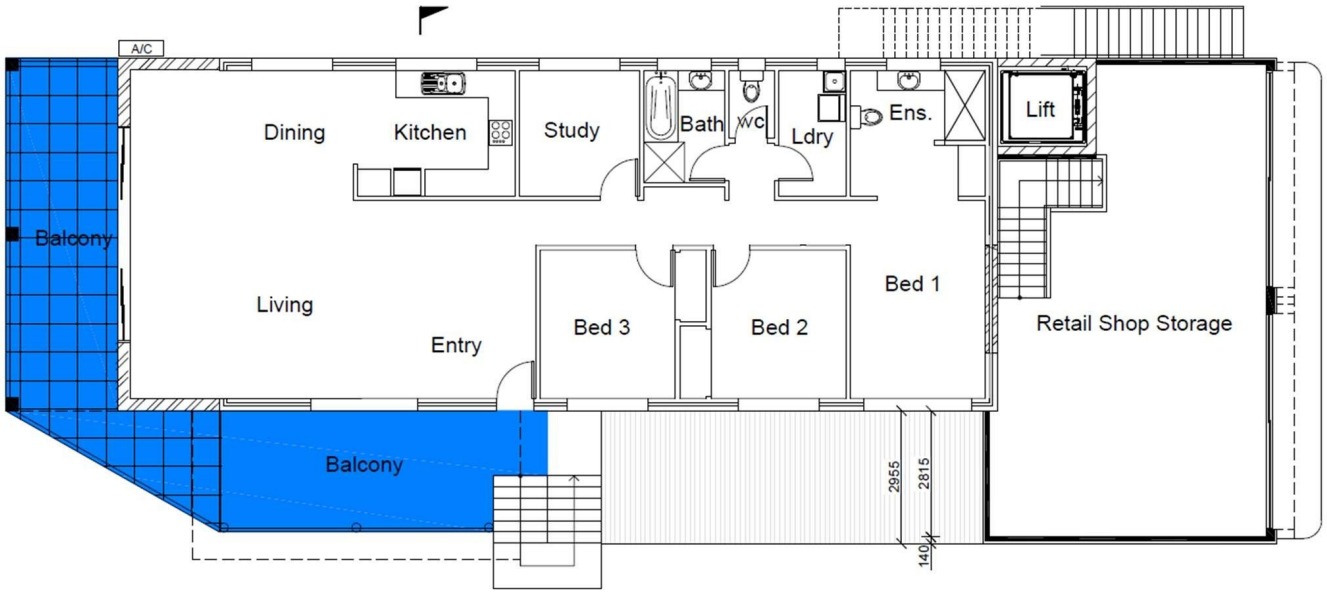
Ground floor and level 1.

Each level holds a three-bedroom home with living to the canal. The shop sits at the road end of the ground floor, with its storage above on level 1. Blue shows the existing building; the new works are at the street and top floor.

Ground floor · home + retail shop



Level 1 · home + shop storage



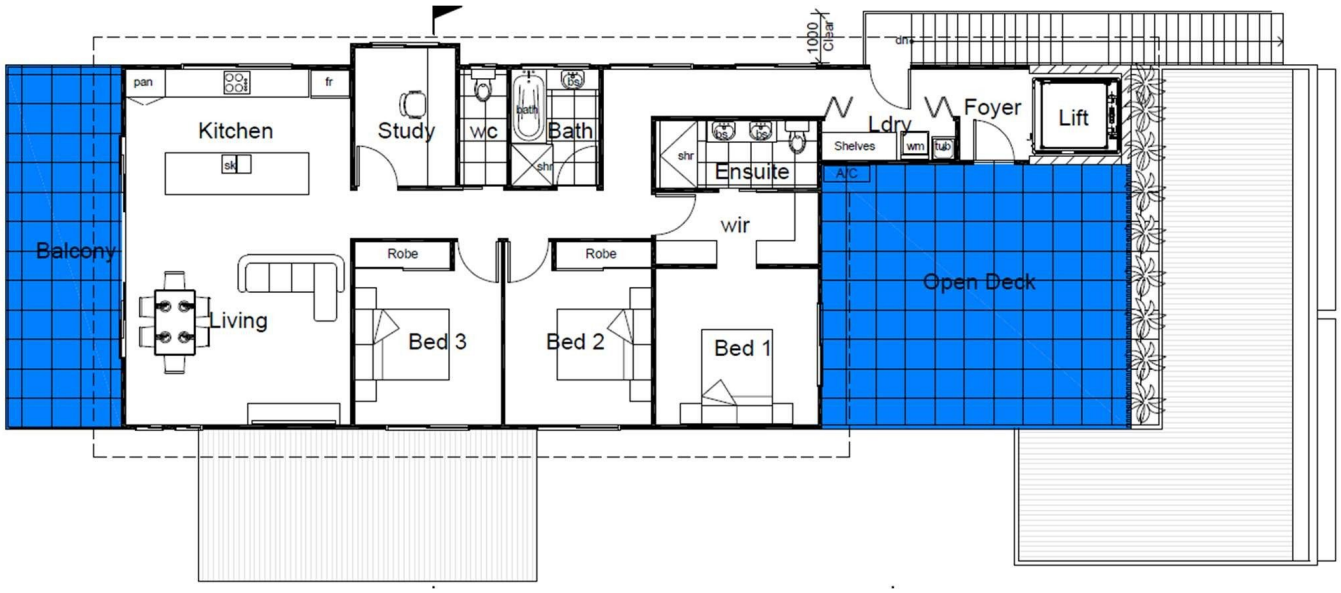
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NEXT DOOR AT 113 · THE NEW TOP FLOOR

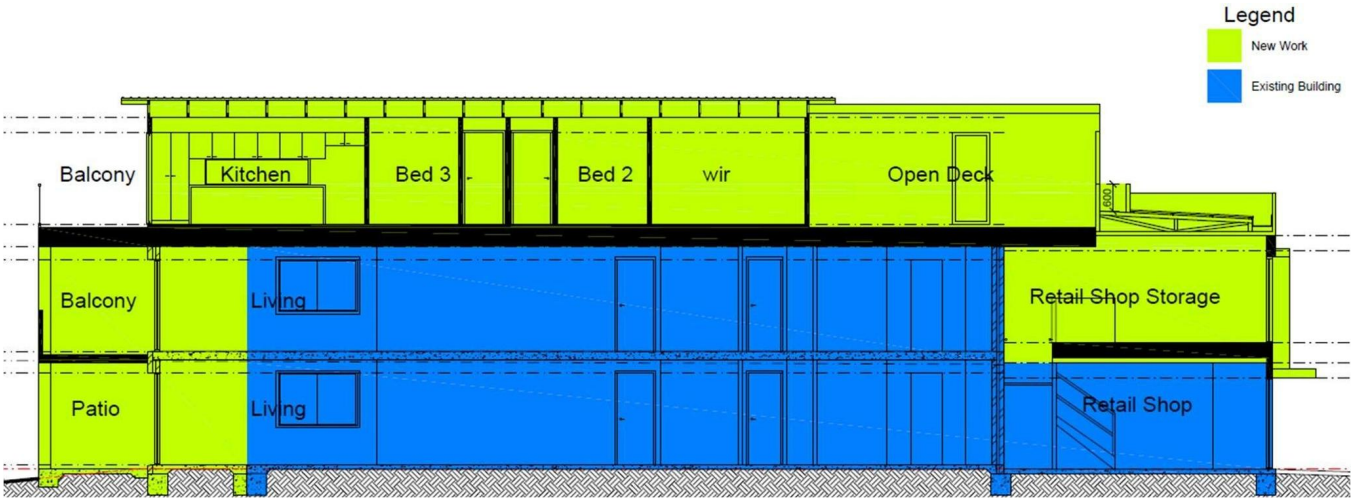
Level 2 and the section.

The approval adds a third home on a partial top floor: three bedrooms, an open-plan kitchen and living room, a canal balcony and a large open deck over the shop. The section shows how it sits on the existing two levels and stays under 9 m.

Level 2 · new home



Section · green new work, blue existing



Plans: Robert Free Designs, from the plans approved by the City of Gold Coast under MCU/2026/184 (24 August 2026) at 113 Bundall Road. Indicative only, reproduced for information. See the full stamped plans at council's approved plans (PDF) or all documents at City of Gold Coast · MCU/2026/184.

BUNDALL ROAD & THE PRECINCT

A corridor that is changing.

The stretch of Bundall Road around 111 connects the Bundall business district, the HOTA arts precinct, the City of Gold Coast's administration and Surfers Paradise. Money is flowing into it from both sides: commercial developers on the business side, and residential projects in the streets behind.

What is happening around it

WHERE	WHAT	STATUS
HOTA, Home of the Arts Bundall Road	780,000+ visitors and 1,000+ shows a year. Its outdoor stage, gallery and green bridge link to Surfers Paradise, and an 1,800-seat Lyric Theatre is proposed next.	Lyric Theatre subject to funding
City of Gold Coast chambers 135 Bundall Road	Council is masterplanning a move of its chambers to the western side of Bundall Road, consolidating civic services in the Bundall precinct.	Masterplanning (2025)
4–6 Strathaird Rd & 85–87 Ashmore Rd Bundall · 6,072 m²	Sold for $13.6m to developer Boldstone, who plans to turn bulky-goods retail into a multi-level commercial, medical and lifestyle hub. The campaign drew 229 enquiries and 33 offers.	Sold early 2026
112 Bundall Road Bundall · 1,879 m²	A 650 m² Bundall Road showroom leased to Lynton & Forrester for $159,600 a year, showing what main-road frontage earns as commercial space.	Sold 2022
16–24 Mercedes Place Bundall	21 townhouses, showing residential renewal in the streets behind the corridor.	Approved
8 Frigo Court Bundall	150 apartments proposed.	Awaiting approval

Two ways to redevelop 111

RESIDENTIAL

Rebuild to the water

The Medium density residential zone (RD3, 9 m) is intended for medium density housing. A buyer could replace the two 1986 homes with new townhouses or a small multi-dwelling project turned to the canal, or separate the two homes onto their own titles. Townhouse approvals nearby show the demand.

COMMERCIAL

Put the frontage to work

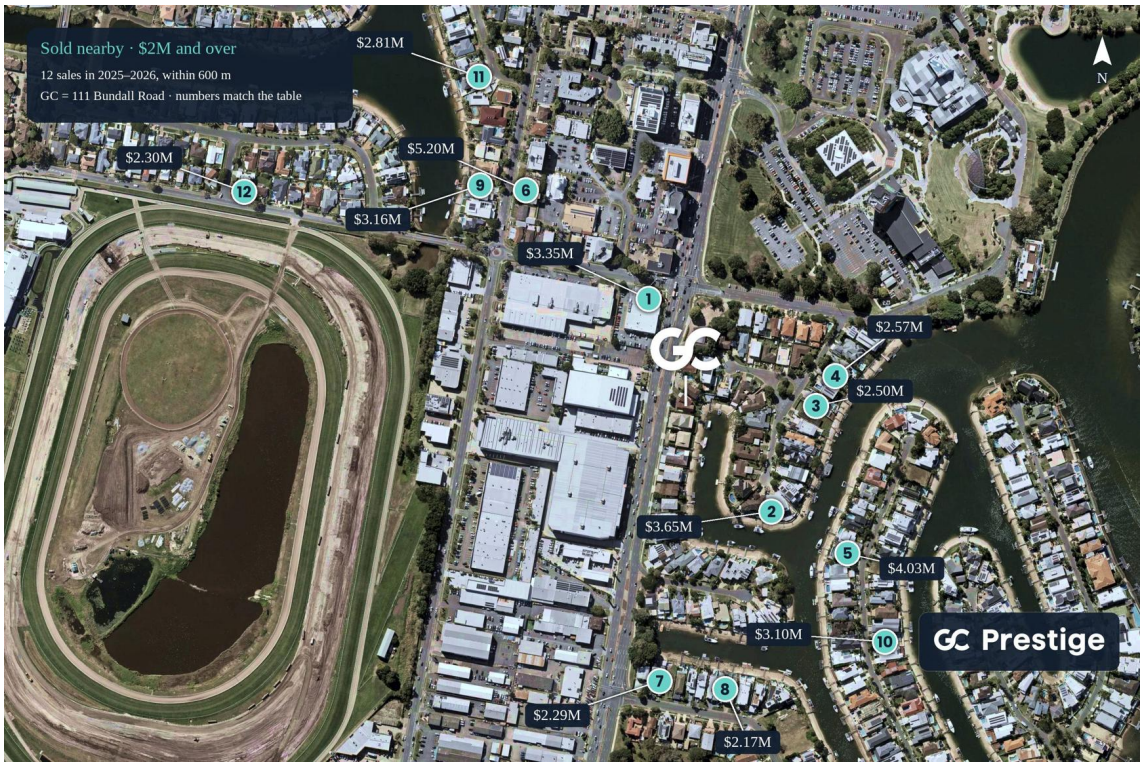
28.3 m to a six-lane road where neighbours already trade as offices, showrooms and shops. With council approval for a material change of use, the site could suit an office, medical or professional suite, a showroom, or a mixed-use building with homes to the water at the rear.

Sources: HOTA (hota.com.au); ArchitectureAU, 12 Aug 2025 (council chambers); Ray White Commercial, 2026 (Strathaird/Ashmore sale); commercialrealestate.com.au (112 Bundall Road); apartments.com.au (Mercedes Place, Frigo Court). 111 Bundall Road is zoned Medium density residential. The development and change-of-use paths are possibilities only: each needs council approval, and buyers should get their own town-planning, flood and engineering advice. No yield or approval is implied.

SALES EVIDENCE · $2M AND OVER

What has sold around it.

Twelve sales of $2 million or more within 600 m of 111 Bundall Road in 2025 and 2026: canal-front duplexes, family homes on Chevron Island and commercial buildings on the Bundall side. Median $2.96M.



Numbers on the map match the table. GC marks 111 Bundall Road.

#	PROPERTY	SOLD FOR	DATE	FROM 111
1	**2/22 Crombie Avenue, Bundall** · Commercial building · 610 m² floor · 614 m² land	$3,346,000	22 Dec 2025	110 m
2	**1/25 Inga Avenue, Surfers Paradise** · Canal-front site · 727 m²	$3,650,000	4 Jan 2026	160 m
3	**2/11 Inga Avenue, Surfers Paradise** · Duplex · 4 bed 3 bath 2 car · 251 m²	$2,500,000	6 Oct 2025	160 m
4	**2/7 Inga Avenue, Surfers Paradise** · Duplex · 4 bed 3 bath 2 car · 269 m² on 495 m²	$2,570,000	12 Feb 2025	190 m
5	**92 Gibraltar Drive, Surfers Paradise** · House · 6 bed 6 bath 3 car · 382 m² on 665 m²	$4,025,000	10 Aug 2026	260 m
6	**87-89 Upton Street, Bundall** · Commercial · 954 m² floor · 1,113 m² land	$5,200,000	23 Sep 2025	310 m
7	**2/5 Vespa Crescent, Surfers Paradise** · Duplex · 3 bed 3 bath 2 car · 264 m²	$2,290,000	15 Jan 2026	320 m
8	**1/13 Vespa Crescent, Surfers Paradise** · Duplex · 4 bed 3 bath 2 car · 264 m²	$2,175,000	21 Feb 2025	340 m
9	**104 Upton Street, Bundall** · House · 6 bed 5 bath 6 car · 938 m²	$3,160,000	11 Sep 2025	340 m
10	**77 Gibraltar Drive, Surfers Paradise** · House · 3 bed 2 bath 2 car · 194 m² on 612 m²	$3,100,000	21 Jun 2025	360 m
11	**4 Mercedes Place, Bundall** · House · 4 bed 2 bath 6 car · 267 m² on 827 m²	$2,810,000	13 Aug 2026	450 m
12	**1/75 Crombie Avenue, Bundall** · House · 4 bed 5 bath 2 car · 519 m² on 446 m²	$2,300,000	4 Dec 2025	570 m

Source: RP Data Pty Ltd trading as Cotality, based on data provided by the State of Queensland (Department of Resources) 2026. Sales of $2,000,000 and over, contract dates January 2025 to October 2026, straight-line distance. Comparable sales are for information only and are not a valuation; buyers should make their own enquiries.

PLANNING & REDEVELOPMENT

Income now. Upside later.

The site is 681 m² in the Medium density residential zone, with a 9 m height limit and the RD3 density designation, on a main road and backing onto water. Owners in this zone can keep collecting the rent and plan a redevelopment for later.

LAYER · GOLD COAST CITY PLAN	WHAT IT SAYS FOR 111
Zone	Medium density residential
Residential density	RD3
Building height	9 m
Dwelling house overlay	Applies
Flood	Flood assessment required; land at or below 5 m AHD
Transport noise	Category 4 at the Bundall Road frontage
Bushfire · heritage	Not mapped

What a buyer could do

- **Hold** the two-home income and review rents in March 2027.
- **Renovate** one or both homes for higher rents or to live in.
- **Separate the titles** into two lots, subject to a surveyor and council.
- **Redevelop** under the MDR zone. Yield and design depend on a council application.
- **Change the use** to suit the corridor, such as office or showroom. A material change of use application to council is required.

Do your own homework

We publish the constraints up front so they don't come as a surprise. Any redevelopment, title separation or change of use is subject to council approval and your own town-planning, flood and engineering advice. We can introduce planners and surveyors we have worked with.

Source: City of Gold Coast City Plan open data layers clipped to Lot 7 RP143374, October 2026. Not planning advice.

HOW TO BUY IT

Offered off-market, first.

111 Bundall Road is being offered to our buyer and investor database before it goes to the public portals. If you want it, now is the time to act.

01 **Ask for the pack.** We can send the contract, disclosure statement, leases and rate and water notices on request.

02 **Inspect.** Both homes are tenanted, so inspections are by appointment with 24 hours' notice.

03 **Make an offer in writing** at gcprestige.au/eoi. Include your price, deposit, finance and due-diligence periods, and your preferred settlement date.

04 **Negotiate with us, then sign.** We take every written offer to the vendor.

SUBMIT AN OFFER ONLINE

gcprestige.au/eoi

Lodge your offer in under 2 minutes at www.gcprestige.au/eoi, or call Oktay on 0424 674 031.

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COMMERCIAL

111 BUNDALL ROAD · SURFERS PARADISE

Book an inspection.

Two homes, two rents and the canal at the back door, available off-market at $2,100,000.

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

Southport | Gold Coast

Submit an offer: gcprestige.au/eoi

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