



Development Site - Medical with upzoning potential

Delmege Agency are pleased to present 13-21 Kumbari Avenue, Southport. A Development opportunity of 3038sqm* site set across 5 titles in the heart of the rapidly expanding Central Gold Coast. The property offers a healthcare development opportunity with the potential for further medium density upzoning.

A contemporary, architecturally designed commercial space comprising of medical/healthcare and administration area across the ground and first floors is ready for approval. The property includes 80+ on-grade car parks, incorporating an Ambulance Bay, and a range of amenities such as PWD access, internal lift, end-of-trip facilities, and bicycle racks. The design sets a new standard for commercial and medical projects, boasting high-quality fittings, fixtures, and materials with natural elements incorporated throughout.

The site is located in the Southport Health and Knowledge precinct, and places it in close proximity to the Gold Coast University Hospital, Gold Coast Private Hospital as well as various medical specialists in the surrounding precinct. With easy access to the Smith Street Motorway, public transport and surrounding residential areas, it offers

3,038 m²

Price	Contact Agent
Property Type	Commercial
Property ID	238
Land Area	3,038 m ²

Agent Details

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convenience and accessibility.

Key Property Features:

- 3038sqm* block with 65m* street frontage
- Substantial holding Income
- Architecturally designed Health Care building
- Flexibility for reconfiguration across 5 separate titles
- Strategic location in the Gold Coast Health and Knowledge precinct
- Outstanding signage opportunities with prominent exposure to passing traffic
- Accessibility features including PWD amenities and direct ground-floor access

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