



1/31 Melinda Street, Southport

## RESORT STYLE LIVING IN THIS STUNNING DUPLEX

Auction Location: On Site

Positioned in one of the Gold Coast's most sought-after pockets, just moments from The Southport School (TSS), the exclusive Brickworks precinct and the renowned Ferry Road Markets, this fully renovated split-level residence delivers the perfect balance of refined elegance, privacy and effortless lifestyle.

Backing directly onto tranquil parkland with private gated access and no rear neighbours, this home offers a rare combination of seclusion and convenience, only minutes to elite schools, upscale dining, boutique shopping and pristine beaches.

Every inch of this home has been meticulously transformed, blending timeless architectural charm with sophisticated modern finishes. The sunlit open-plan living and dining zones flow seamlessly to an expansive alfresco area complete with a sparkling heated in-ground pool, custom Beefeater BBQ, stone bench top with Electrolux hotplate and stylish built-in bench seating, designed for entertaining on a grand scale or enjoying peaceful evenings surrounded by nature.

3  2  2 

**FOR SALE**  
Auction

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The gourmet chef's kitchen is a showpiece in both form and function, featuring premium Miele appliances, oversized Caesarstone benchtops and an expansive butler's pantry that doubles as a cleverly concealed laundry. Upstairs, the master retreat boasts a private balcony with serene park views, a spacious walk-in robe and a luxuriously appointed ensuite. Two additional bedrooms, including one with a bespoke built-in bed, ensure comfort and flexibility for family or guests.

Opportunities to secure a property of this calibre in such an elite location are exceptionally rare. This is more than a home, it is a lifestyle investment in one of the Gold Coast's premier enclaves.

#### Property Features:

- Fully renovated split-level duplex in a prestige location with NO body corporate fees
- Backing directly onto parkland with private gated access and no rear neighbours
- 3 generous bedrooms and 2 beautifully renovated bathrooms
- Master suite with private balcony, park views, walk-in robe and designer ensuite
- Second bedroom with Bespoke built-in bed
- Light-filled open plan living and dining with seamless indoor-outdoor connection
- Powder room
- Airconditioned and ceiling fans throughout

#### Designer chef's kitchen with:

- Premium Miele appliances
- Oversized Caesarstone benchtops
- Abundant storage
- Expansive butler's pantry/laundry combination

#### Exceptional outdoor entertaining spaces featuring:

- Sparkling heated in-ground pool
  - Expansive timber deck with built-in seating
  - Covered alfresco with custom built-in Beefeater BBQ and separate hotplate
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- Secure garage plus additional covered carport
  - Solar Panels
  - Quiet, tightly held street within minutes of TSS, Brickworks, Ferry Road Markets and beaches

#### Nearby Places Of Interest:

- The Southport School (Prep-12 Boys) - 1.5km
- Southport State School - 0.5km
- St Hildas School (Prep-12 Girls) - 1.6km
- Keebra Park State High School - 0.8km
- Australia Fair Shopping Centre - 2.5km
- Ferry Road Markets - 0.9km
- Main Beach, Tower 40 - 3.7km
- Gold Coast University Hospital - 4.7km
- Southport Private Hospital - 0.75km
- Nerang Street Light Rail Station - 1.6km
- Bunnings Southport - 3.3km
- Local playgrounds, Dog Parks and walking tracks - direct access from backyard

A rare chance to secure your own private oasis in one of the Gold Coast's most desirable locations. The property will be sold on or prior to Auction. Contact us today to arrange your private viewing.

## MORE DETAILS

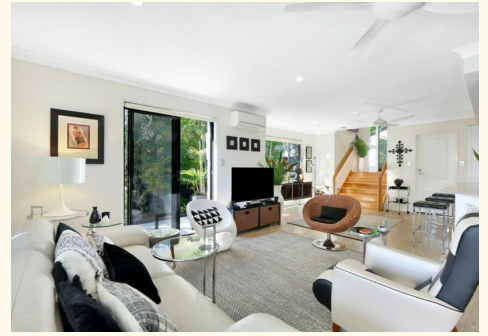
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Property Type DuplexSemi-detached  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Solar Panels

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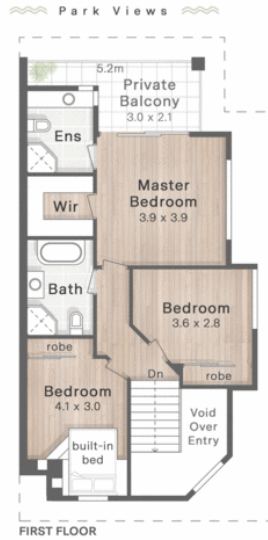
1/31 Melinda Street  
Southport

- 3 Bed
- 2 Bath + Powder
- 2 Car + Off-Street

Internal 163m<sup>2</sup>  
Deck & Balcony 42m<sup>2</sup>  
Carport 20m<sup>2</sup>  
Total 225m<sup>2</sup>



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1. Driveway Parking
2. Entry Porch
3. Side Access
4. BBQ Area
5. Entertaining Deck
6. Swimming Pool
7. Pool Pump
8. PV Solar Panels
9. Rear Access to Keebra Park

