

Southport, 16 Birtwistle Street

CALLING ALL RENOVATORS, BUILDERS & DEVELOPERS ... INCREDIBLE OPPORTUNITY IN THE HIGHLY SOUGHT "TSS/SOUTHPORT PARK" BLUE-CHIP LOCATION !!!

LIVE IN AS IS, BULL-DOZE & BUILD NEW, OR SIMPLY LAND-BANK FOR YOUR FUTURE PLANS ... EITHER WAY, YOU CAN'T GO WRONG !!!

Set on 516m2 of prime land in the highly-sought, central and convenient "Southport Park/TSS" pocket is this fantastic opportunity offering potential & opportunity galore. This home is in genuine need of plenty of "Love, Care & Attention" and requires an astute buyer that will appreciate the value it offers at such a great price in this prized "Blue Chip" location ... The Motivated Vendors are quite realistic and this is reflected in the listing price!

If you're looking for your next project assured of outstanding capital growth that is only a stone's throw to all local amenities & facilities, cafes, restaurants, Chevron Island, HOTA,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD

3

1

3

For Sale
UNDER CONTRACT ... elated sellers!!!

View
ljhooker.com.au/AEJ0F

Contact
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Darrell Johnson
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djohnson@ljhooker.com.au

LJ Hooker Ashmore
(07) 5526 9722

Gold Coast Turf Club, the world's best beaches, and only a 10 minute drive to the M1, then this property could be for you!

Key features of this fantastic value property include ...

- * Flat & completely usable 516m2 land holding in fantastic TSS Southport location directly opposite the Birtwistle Family Park
- * Potential galore to renovate/repair, build new or redevelop to a duplex site (subject to council approval)
- * Current home does need attention & repairs which reflects in the listing price ... selling for pretty much land value alone !!!
- * Big back & front yard spaces, with plenty of room for the kids & pets to play
- * Three 3 generous bedrooms with one central bathroom plus separate laundry room
- * Large living area that flows to outdoor covered entertaining
- * Open kitchen with adjoining meals/dining area
- * Remote garage plus extra off-street parking for additional vehicles
- * Located an easy stroll to Southport Park Shopping Centre & Ferry Road Markets plus numerous schools & sporting facilities, with Griffith University, Gold Coast Hospital & the M1 close-by.

Contact your local Southport area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

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.

More About this Property

Property ID	AEJ0F
Property Type	House
Land Area	516 m ²
Including	Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced Carpeted Close to Schools Close to Shops Close to Transport

Julian Kannis 041 363 5551

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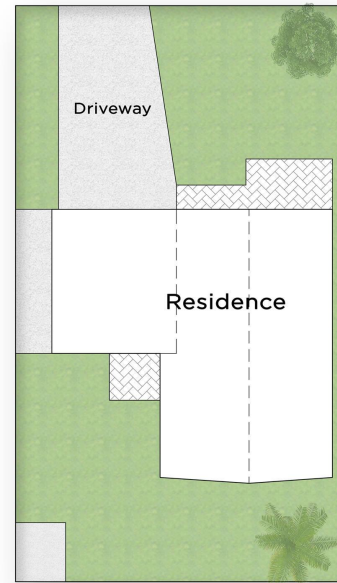
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16 BIRTWISTLE STREET, SOUTHPORT

Bed 3
 Bath 1
 Car 1

Julian Kannis 0413 635 551



Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.visualmotion.com.au



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