



236 Nerang Street, Southport

SOLD BY LUKE PETERS

Positioned on a prominent corner block in the heart of Southport, this charming two-storey Queenslander presents an exceptional opportunity for developers, investors, or owner-occupiers seeking both immediate value and outstanding long-term potential. Perfectly located just moments from the Southport CBD, The Southport School, St Hilda's, Griffith University, Ferry Road Markets, Surfers Paradise, and the Broadwater, the property offers a rare combination of location, lifestyle, and immense potential!

Set on a flat and fully usable 506sqm block (RD3 Zoned - Medium Density Residential), the site enjoys dual street frontage and two separate driveways, delivering outstanding access, flexibility, and future design options. With approximately 46 metres of combined frontage to both Dandar Drive and Nerang Street, the property is ideally configured for future subdivision or redevelopment into two separate dwellings (STCA). The corner position further enhances privacy, ease of construction, and independent street presence for each potential residence, a distinct advantage for future development in this rapidly evolving location.

The existing residence provides strong holding income and versatile living arrangements. The upper level features three generous bedrooms, polished timber floors, a spacious kitchen with stainless

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FOR SALE

\$1,200,000 - \$1,300,000

AGENTS

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AGENCY

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steel appliances, and open-plan living areas that capture the home's traditional Queenslander character. The lower level includes three additional rooms, two bathrooms, kitchen, and separate entry, ideal for dual living, extended family, or rental income while planning future development. The current configuration also enables an abundance of off-street parking and secure storage of larger items or additional vehicles.

With major redevelopment projects already transforming the surrounding precinct, this property represents one of the few remaining undeveloped corner sites in Southport, a rare and strategic acquisition for those looking to capitalise on the suburb's continued growth and evolution. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

- + Prime 506 sqm corner site (RD3 Zoned —Medium Density Residential)
- + Dual street frontage to Dandar Drive & Nerang Street
- + Two separate driveways offering flexible design and access options
- + Existing home providing strong holding income and dual-living potential
- + Upper level: three large bedrooms, polished timber floors, spacious kitchen, and open-plan living
- + Lower level: three rooms, kitchenette, living area and bathrooms
- + Excellent exposure and access for potential home business or office use

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MORE DETAILS

Property ID 1VMSF47
Property Type House
Land Area 506 m2
Including Air Conditioning
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Liveability

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NORTH



FIRST FLOOR



GROUND FLOOR

LJ Hooker
Southern Gold Coast

Luke Peters
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236 Nerang Rd
Southport

Total Floor Area: 200m²

Total Land Area: 506m²

felt
IMAGERY

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