



## Southport, 3 Clegg Street

HIGHLY-SOUGHT "CHIRN PARK" LOCATION ... AN EASY STROLL TO RESTAURANTS, CAFES & THE BROADWATER ... THE PERFECT RE-DEVELOPMENT INVESTMENT PROPERTY !!!

PRIME, CENTRAL & CONVENIENT GOLD COAST LOCATION ... RENOVATE, RE-DEVELOP, LAND-BANK, OR LIVE IN AS IS ... filled with plenty of charm & character, this absolutely original, excellent condition, retro-style home is being presented to the market for the first time in approx. 70 years ... perfect to live in as is with it's old school charm & land-bank for future development (it has a medium density/res B zoning), or renovate to a more modern standard, or bull-doze and build something new now ... either way you can't go wrong in this highly-sought, central & convenient location !!!

Key features of this gorgeous, character-filled property include ...

- \* Quiet, central & convenient location of highly-sought Southport
- \* Nestled between the highly-desirable "Chirn Park" restaurant/cafe hub and the glorious



**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.

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**For Sale**  
\$1,050,000

**View**  
[ljhooker.com.au/G2J0F](http://ljhooker.com.au/G2J0F)

**Contact**  
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[djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

**LJ Hooker Ashmore**  
**(07) 5526 9722**

## Southport Broadwater

- \* Excellent condition, original home ... you can tell that the only-one owner has lovingly cared for this property over the last 70 years
- \* Plenty of charm & character from a bygone era throughout
- \* Split-level, hardwood timber, iron roof home
- \* Lounge area opens to front verandah where you can just sit and watch the world go by
- \* Kitchen & dining area open to covered outdoor area & rear yard
- \* Upper level features three spacious bedrooms & bathroom
- \* Large laundry/storage area
- \* Double car garaging plus additional off-street parking
- \* Generous yard-space to the front & rear
- \* The perfect development site with a medium density/res B zoning ... the block has an 18m frontage with 29m depth
- \* An easy stroll to the "Chirn Park" cafe & restaurant strip in one direction, and an enjoyable walk in the other direction to the Broadwater Parklands
- \* Close to public transport and the light-rail station only 1.5kms away
- \* Zoned for Southport State High School & Musgrave Hill Primary School, with St Hilda's School (private girls), TSS (private boys) & Southport Special School all very close by
- \* A short distance to Griffith University & the new Gold Coast Hospital

Southport is one of the most highly-sought precincts on the Gold Coast, with 3 Clegg Street being only minutes to the Broadwater and the world's best beaches. This central & convenient location also allows for easy access to the M1 and is an easy stroll to the Light Rail System, other public transport and all required amenities.

Don't miss out ... call your local Southport area specialist Darrell Johnson on 0403 803 704 for further information or to view this great value first-home or investment property anytime by appointment, 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

<b>Property ID</b>	G2J0F
<b>Property Type</b>	House
<b>Land Area</b>	506 m2
<b>Including</b>	Toilets (2) Courtyard Balcony Outdoor Entertaining Floorboards Built-in-Robes Close to Schools Close to Shops Close to Transport

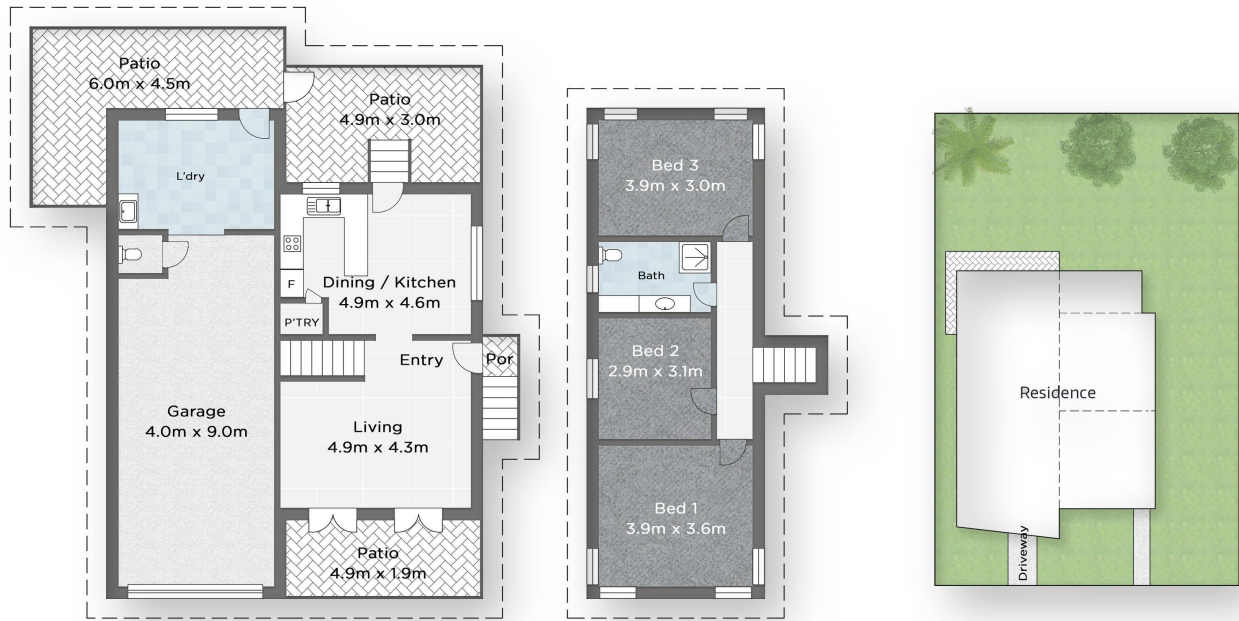
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3 CLEGG STREET, SOUTHPORT

 Bed 3
  Bath 1
  Car 2

Darrell Johnson 0403 803 704 

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](http://www.visualmotion.com.au)