



38 Sungold Avenue, Southport

## Offers open until 5pm Tuesday 10th February

Positioned in a tightly held Southport cul-de-sac, this low-set brick home presents an outstanding opportunity for renovators, investors, or owner-occupiers seeking to add value in a high-demand location.

Set on a usable and relatively flat 506m<sup>2</sup> block, the home offers solid fundamentals and "good bones," ready for rejuvenation and personalisation.

The residence features three good-sized bedrooms, all with built-in wardrobes, and a central bathroom that is functional but awaits completion. The kitchen has been partially renovated and provides a strong base for a modern finish. An open-plan lounge and dining area is complemented by beautiful polished hardwood timber floors throughout, adding warmth and character to the home.

Outdoors, the private backyard is ideal for entertaining and gardening, featuring a pergola-covered outdoor area, greenhouse, and garden shed. The property also includes a single lock-up garage with additional space suitable for a boat, trailer, or extra storage.

The location is a standout. The home is within minutes' drive-or an

3  1  1 

### FOR SALE

Offers over \$975,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Southport

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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.



easy walk-to Gold Coast University Hospital and Griffith University. The Queen Street G:link light rail station is approximately a 10-minute walk, providing excellent connectivity. Southport CBD and the Broadwater Parklands are just a 5-minute drive away. Quality local schools including Southport State Primary and Secondary Schools, Musgrave Hill State School, and St Hilda's School are all conveniently close.

With a motivated seller committed to achieving a sale, this property has been priced to attract immediate interest.

Offers over \$975,000 are invited.

An excellent opportunity to secure a well-located property with genuine upside in one of Southport's most convenient pockets.

## MORE DETAILS

Property ID	10FTF4K
Property Type	House
House Size	122 m2
Land Area	506 m2
Including	Air Conditioning Floorboards Built-in-Robes Solar Panels

### Alex McCormack 0411 510 099

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Floor Plan



Sungold Avenue  
Site Plan

**LJ Hooker**  
Southport

ALEX MCCORMACK 0411 510 099

38 Sungold Avenue,  
Southport

Internal, Garage 122m<sup>2</sup>  
Covered External 47m<sup>2</sup>  
Total Area 169m<sup>2</sup>

3 Bed  
1 Bath  
1 Car + Offstreet

**Legends**

- |                                |                              |
|--------------------------------|------------------------------|
| 1. Driveway, Offstreet Parking | 7. Solar Panels              |
| 2. Patio                       | 8. Covered Patio             |
| 3. Oven                        | 9. Covered Garden            |
| 4. Garage                      | 10. Yard                     |
| 5. Entry                       | 11. Storage Shed (3.7m x 3m) |
| 6. Residence                   |                              |

**BIANCO**  
**STUDIO**

**Disclaimer**

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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**LJ Hooker**