



Southport, 7 Graham Street

Rare Investment Gem —Walk to CBD, Schools & Beaches

Auction Location: ON-SITE

Situated on a generous 506m² block, this property presents a rare and exciting opportunity for developers or investors looking to capitalise on the potential for a duplex or other redevelopment (STCA). Nestled in the heart of Southport, this site combines location, lifestyle, and future growth prospects in one tidy package.

Currently on the block is a charming 2-bedroom, 1-bathroom stilt home, offering a comfortable layout with a master bedroom that opens onto a private balcony. The under-house area provides ample space for parking or storage, making it a practical choice for both residents and future builders.

Located just a short drive to Main Beach, Surfers Paradise, Broadwater Parklands, and



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.

2

1

1

Auction

Sat 24th May @ 11:00AM

View

Sat 10th May @ 9:15AM - 9:45AM

Contact

Maxwell Hooper

0401 373 369

mhooper@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

The Spit, this home offers unbeatable lifestyle access to some of the Gold Coast's most iconic destinations.

Key Features:

- 506m² block in prime Southport location
- Ideal for duplex or redevelopment (STCA)
- 2-bedroom stilt home with master balcony
- Ample under-house parking and storage

Unmatched Central Convenience:

- Walking distance to Southport CBD, Queen Street Village & Ferry Road Markets
- Close to elite schools including St Hilda's and TSS
- Minutes to Griffith University, Gold Coast University Hospital & Broadwater Parklands
- Easy access to bus and G:link tram services for seamless commuting

Additional Information:

- Annual council rates: approx. \$2,500
- Rental Appraisal \$670.00 - \$700.00

Auction On-Site —Saturday 24th May 2025 at 11:00am

Don't miss this outstanding opportunity in one of Southport's most promising pockets.

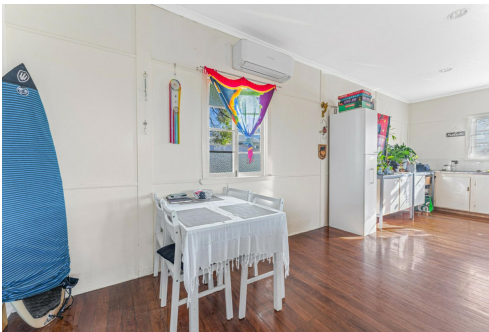
Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

More About this Property

Property ID	5GTDF41
Property Type	House
Land Area	506 m2
Including	Air Conditioning

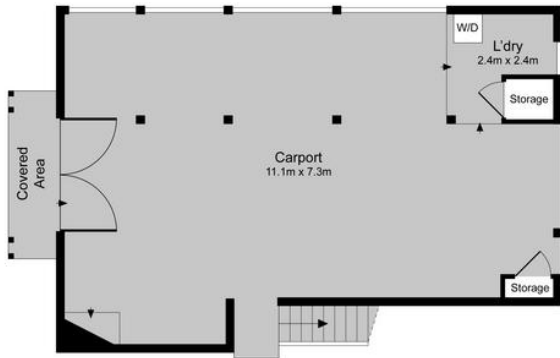
Maxwell Hooper 0401 373 369
Sales Specialist | mhooper@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422
2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhgc.com.au



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.

LJ Hooker Nerang
(07) 5581 4422



GROUND FLOOR



FIRST FLOOR



SITE PLAN

7 GRAHAM STREET SOUTHPORT

 2  1  2
Internal: 74m² | External: 87m² | Total: 161m²

Scale in meters. Indicative only. Dimensions are approximate.
All information contained herein is gathered from sources we believe to be reliable.
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.