



Southport, 7 Margaret Street

New To Market

Welcome to 7 Margaret Street, Southport- A diamond in the rough brimming with untapped potential for the new owner. This 3-bedroom home is a canvas waiting for your vision, whether you choose to develop, renovate, or reposition the property to suit your needs.

Located in the heart of Hamilton Heights, this property offers an unbeatable location with exceptional convenience. You'll have effortless access to public transport, the bustling Southport CBD, and the popular Brickworks Market. Additionally, prestigious educational institutions such as The Southport School, Keebra Park, and St. Hilda's are just around the corner, making it an ideal spot for families.

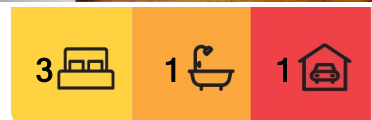
Features Not To Be Missed:

*508m2 block with development opportunity

*3 bedroom home with 2 balconies



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.



For Sale
Offers Over \$929,000

View
ljhooker.com.au/ZGJF4K

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LJ Hooker Southport
(07) 5591 5222

- *City view
- *Elevated position
- *Timber Floors
- *Storage
- *Plenty of off street parking
- *Single Carport
- *Location

Properties on Margaret Street are highly coveted and rarely stay on the market for long, thanks to their prime location and the myriad opportunities they present. Don't miss out on this exceptional offering. Contact Ben today for an inspection on 0402 921 314. Your dream investment is just a phone call away!

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Southport or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information is approximate only.

More About this Property

Property ID	ZGJF4K
Property Type	House

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LEGEND:

ADDRESS: 7 Margaret St, Southport QLD 4215
 AREA: 508 m²
 LOT: 2RPP87939
 ZONE: MEDIUM Density Residential

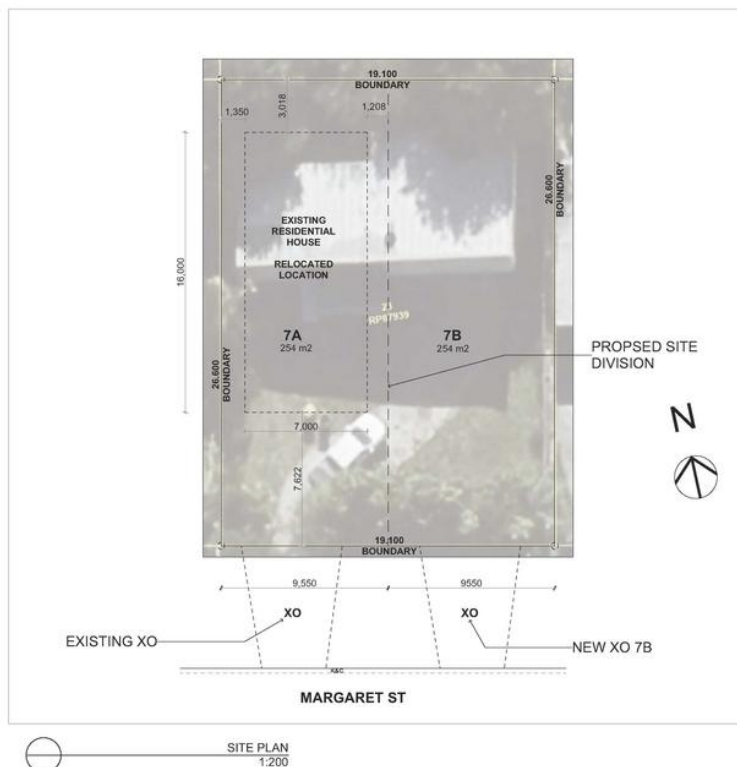
NEW TOTAL SITE COVER - TBA

TOTAL SITE COVER: TBA

PROPOSED LOTS

7A - 254m²

7B - 254m²



BUILDING COMPLIANCE: The whole project is subject to compliance with all parts of NCC BCA 2019 Vol 1 & 2 whole & complete compliance with the NCC is to be treated as a minimum construction standard. SERVICES: It is the builders responsibility to locate all existing services and connection points existing (or streaming) the site plus determine their size, depth (or height) and maintain all required dimensions through construction. The builder shall check and verify all dimensions of areas and enclosures to the Draftsperson. Do not scale the drawings. Drawings shall not be used for construction purposes and issued by the Draftsperson for construction. 14 KILLOCK AVE, BUNDA QLD 4217. ALL PLANS & DESIGNS ARE COPYRIGHT AND NOT TO BE USED WITHOUT THE WRITTEN & SIGNED CONSENT OF PLANNING 4871. 16/06/2019 & SUBSEQUENT OF MICHAEL WHITE ARCHITECTS - 16/06/2019 & 17/06/2019. ROAD CUT F-100



PRINT @ A3

PH: 0481 297 259

Plot Date: 23/05/2024
 Project Status: PREL APPROVED
 Date: 23/05/2024
 By: 7 Margaret St, Southport QLD 4215

DRAWING TITLE: PROPOSED SITE PLAN
 PROJECT NAME: 7 Margaret St - SPLIT

REVISION: REV 2
 DRAWING: CD.01