

**SOLD**

## DEVELOPMENT SITE OPPORTUNITY WITH LOCATION, LOCATION!

Ideally located to Southport CBD, the magnificent Broad water, trendy Chirn Park Village and easy access to motorway. Prime Boutique Flat or Unit Site.... Build your dream home, renovate to an ideal Queenslander or land bank with income. Make an Offer.

- \* 620m2 RD4 flat land with app 12.2 m frontage and app 58m depth - large flat backyard
- \* Zoned Medium Density Residential with Potential of 3 dwellings - (subject to council approval)-
- \* Business activity potential – subject to Council Assessment- could include potentially- Health Care or Childcare or neighborhood store with high frontage exposure.
- \* Existing 5 bedroom, 2 bathroom original dwelling with 2 kitchens ( Disclosure- the bottom part of the property is not legal height) please view floor plan
- \* Currently tenanted

Dwelling Features include:

- \* Total of 216m2
- \* Timber floors upstairs- 2 Large Bedrooms + 1 Bathroom, spacious living area, modern granite kitchen & large balcony
- \* Downstairs - ideal for work from home/ studio with loads of workshop/ storage space, kitchen and bathroom.

The location

- \* Stroll to Australia Fair Shopping Centre and Southport CBD, China Town or trendy Chirn Park Cafes and restaurant
- \* App 500m to sandy Broadwater beach, cafes and activities
- \* Handy public transport and easy access to Freeway to Brisbane or airport

View by appointment please email, call or text Audrey

**5 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$693,000

**OPEN FOR INSPECTION:**  
N/A



**Audrey Goetz**  
**0412148078**

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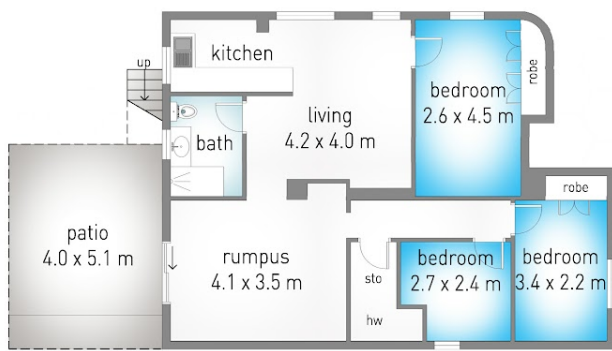
<https://www.audreygoetzproperties.com>

# 193 Scarborough Street, Southport

5 2 1 620m<sup>2</sup>  
lower: 85m<sup>2</sup> | upper: 84m<sup>2</sup> | external: 47m<sup>2</sup> | total: 216m<sup>2</sup>



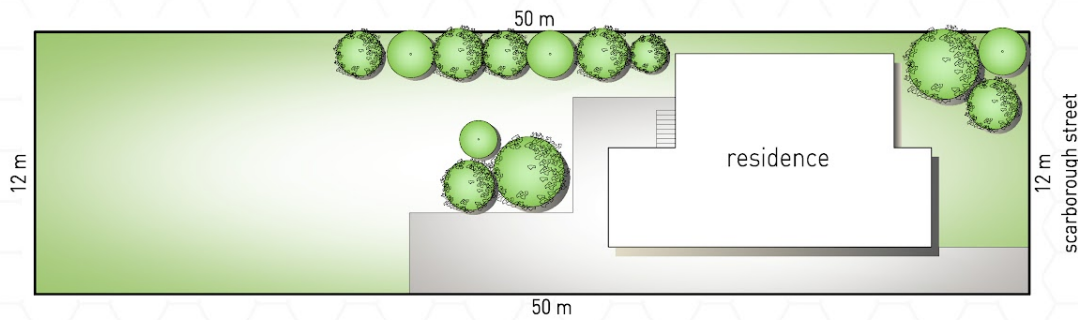
Audrey Goetz 0412 148 078



lower level



upper level



site plan

realimage media  
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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.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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