

# 11 Kathleen Avenue, Southport, Qld 4215

## House For Sale

Wednesday, 8 May 2024

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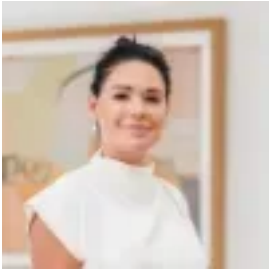
**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 524 m2

**Type:** House



Georgia Tritton  
0755266999

## Auction

This family home is situated in a fast-growing area of Southport. Located on an 524 sqm block within walking distance to the trendy Ferry Road Brickworks and The Southport School, this charming home exudes character and potential. With just a few adjustments and personal touches, it can easily be transformed into your ideal living space. Savor your morning coffee on one of the several undercover outdoor entertaining areas, all fully fenced to ensure privacy and seclusion. Inside, the inviting ambiance of timber floorboards creates a warm and welcoming atmosphere that extends throughout the home. The three bedrooms strike a perfect balance between practicality and coziness, each featuring built-in cupboards and ceiling fans for added comfort. Additionally, there's a spacious downstairs living area that offers versatility. With its own bathroom and lockable internal entrance, it can effortlessly be transformed into a self-contained unit or granny flat. Alternatively, it also has separate side entrance and dedicated parking space, providing independence and flexibility for various living arrangements. The lounge room boasts French doors that lead out to its private undercover outdoor entertaining space. Features include:

- Upper level
  - Upstairs, you'll find three generously sized bedrooms, each equipped with ceiling fans and built-in cupboards for ample storage and comfort
  - Large bathroom upstairs
  - Large open galley style kitchen with stainless steel range hood
  - The dining room extends seamlessly onto the enclosed courtyard, complete with a built-in BBQ, perfect for outdoor entertaining
  - The spacious open lounge room flows onto the expansive undercover outdoor living area, featuring a built-in spa and a bar.
  - Crimsafe security screens fitted throughout the house.
  - Hardwood timber flooring throughout.
  - Multiple undercover outdoor entertaining areas.
  - 3 car spots.
- Lower level
  - On the lower level, discover a generously sized living area that seamlessly opens onto its own private undercover alfresco space.
  - The lower level presents the potential for conversion into a self-contained granny flat or unit, complete with its own dedicated side access and secure parking space, offering flexibility and independence for extended family members or rental income opportunities.
  - On the lower level, you'll find a practical large living space fitted with aircon and bathroom, laundry, and a built-in study nook with plenty of storage.
  - This level also opens onto its own undercover alfresco area with separate entrance.
  - Large garden shed. POI

• Ferry Road Markets - 750m • Brickworks Shopping Centre - 750m • Australia Fair Shopping Centre - 4.5km • Chirn Park - 4.5km • Queens Street Village - 2.2km • Chevron Island - 3.2 • Surfers Paradise - 3.5km • Southport CBD - 2.3km • Griffith University - 4.9km • Gold Coast University Hospital - 5.1km • Home Of The Arts - 3.4km • Broadwater Parklands - 3.3km • The Southport School (TSS) - 1.8km • Southport High School - 4.8km • Keebra Park State School - 1.2km • St Hilda's School - 2.3km

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