

**16 Lydia Grove, Southport, Qld 4215**



**House For Sale**

Wednesday, 29 November 2023

16 Lydia Grove, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



Brad Scott

0755646070

## Motivated Seller says "Present all Offers!"

Final Offer Stage Wednesday 20th December 2023 at 6pm (QLD times) Online at [www.Openn.com.au](http://www.Openn.com.au) (if not SOLD prior!) This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below: <https://youtu.be/48g86dfJUV8> To take an Online 3D Tour of this property, please click on the link below: <https://my.matterport.com/show/?m=3wLd4jfNqvo> Want to make an offer on this property? Watch this video to learn about the process. Please click on link below: <https://youtu.be/pJ1Pg8lfqKg?si=VG7kFlPH-9C20X> Wish to submit your starting offer on this property? Click below: <https://anz.openn.com/app/p/clj9evOgithga1d4uq5g> \*\* If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott team would like to Welcome you to this new listing. 16 Lydia Grove, Southport, offers a fantastic opportunity for first home buyers, renovators, or those seeking a potential development site. This spacious 3 bedroom, 1 bathroom house comes with a double lock-up garage, sitting graciously on a generous 549m<sup>2</sup> block of land. With its prime location in the heart of Southport, you'll be just moments away from stunning beaches, vibrant shopping precincts, and a wide range of amenities. This sought-after address is perfect for those who desire both convenience and tranquility. This property presents an excellent canvas for your dream home. Whether you're a first-time buyer looking to enter the property market, an investor with a keen eye for renovation opportunities, or a developer ready to embrace its potential, this vacant home offers limitless possibilities. Key features of this property include:- Three spacious bedrooms- One well-appointed bathroom- Double lock-up garage- Ample outdoor space on a 549m<sup>2</sup> block- Close proximity to beaches, shops, and amenities - Flexible options for renovation or development. Imagine yourself transforming this charming house into a contemporary haven or bringing your creative vision to life with a potential development project. The choice is yours! PROPERTY INFORMATION Gold Coast City Council Rates: \$2,544\* p.a. approx Gold Coast City Water Rates: \$1,816\* p.a. approx Currently Vacant. So buy Vacant and then Rent out as an Investment property, or Live in. The Choice is yours. Current Rental Appraisal: \$700\* to \$770\* per week Block size: 549m<sup>2</sup> Double Storey (Garage on ground floor, Rest of the living and bedrooms is on one level upstairs) Built: 1960\*\* denotes approximations and/or measurements Don't miss out on this incredible opportunity to secure your future on the vibrant Gold Coast. Act now and make 16 Lydia Grove your own! For more information or to arrange a property viewing, please contact our friendly team at Smart Real Estate. Contact your local Southport Area Expert Brad Scott on 0408 338 605. We can't wait to assist you on your property journey! \* NOTE: Some images have had furniture/belongings digitally removed and/or added for marketing purposes and privacy of the current occupant. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.