


9 Joan Street, Southport, Qld 4215

 LJ Hooker Broadwater

Sold House

Thursday, 9 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Catherine Nutt
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\$680,000

Auction Location: In-Rooms @ LJ Hooker Broadwater - 64 Frank St, Labrador
SOLD AT AUCTION Positioned in the heart of a vibrant community, close to schools, Ferry Road Markets, transport and Southport CBD, 9 Joan Street Southport is all about Location, Location Location. Set on a 506m² block on the high side of the street, the home itself is not your run of the mill flipper. Major works are definitely required, not just put in a new kitchen, bathroom and paint to bring it back to its former glory. The property requires substantial renovations and some may decide it's more cost effective to remove the home and rebuild their dream home from the ground up. This property does offer the opportunity for the experienced builder to craft a home that reflects your unique style and preferences. A comprehensive building and pest report is readily available to help you make an informed decision on how to best capitalize. Savvy builders, this could be your change to use all your skills and experience to turn this house into a masterpiece. Property Details: • Built: 1985 • Land size: 506m² • Property size: 186.13m² • GCCC Water \$273.67 3mth • GCCC Rates \$727.70 6mths Downstairs includes: The downstairs area has been completely enclosed, including the garage space. Some areas are not of legal height! The current layout of the downstairs space is: • 2 Bedrooms with ceiling fans • Separate Laundry with access to backyard / swimming pool • Bathroom & toilet • Storage room / home office space • Access to the under-entertainment area under deck through to pool area Upstairs includes: • 3 bedrooms with ceiling fans • Built in wardrobes • Second lounge room / rumpus • Large Gallie kitchen with dishwasher • Brand New Air conditioner • Bathroom with separate toilet • Storage room & Sunroom • Large deck / entertainment area Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and adds, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.