


9 Joan St, Southport, QLD, 4215

 **LJ Hooker** Broadwater

Sold House

Monday, 19 August 2024

9 Joan St, Southport, QLD, 4215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Catherine Nutt
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Extensive Renovations Required or Remove, Design and Rebuild

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 it's 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

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