

2 William St, Southport, QLD 4215

\$1,195,000

House 3 1 2



## POINT POSITION WATERFRONT HOME - CHIRN PARK

An outstanding opportunity exists with this premier position Creek-frontage home, offering unlimited potential to redevelop, or perfect to live in, or as a fantastic investment. Properties like these are extremely rare, the sellers are relocating up north and have clear instructions to sell.

**Open for Inspection**

By Appointment.

Set in a tranquil location, this spacious 3 bedroom, high set home offers incredible potential. Positioned at the end of a quiet street on a 769sqm block with a massive 60m approx. creek frontage, it allows you to enjoy a peaceful, natural lifestyle while still being close to the vibrant Chirn Park and Southport business districts, with shops, restaurants, and cafes all just a short distance away. And of course, the Broadwater is right at your doorstep.

2 William Street offers the purchaser the potential to renovate or rebuild their dream home. The land is zoned RD2 (Medium Density Residential Zone), allowing for one dwelling per 300sqm, meaning a duplex pair could be possible (STCA).

The old cliché Position, Position, Position. Loders Creek is a natural tidal waterway with direct access to the Broadwater. This peaceful branch of the waterway is surrounded by a preserved natural setting, offering residents a superb lifestyle immersed in nature. Enjoy fishing right at your doorstep, with a large grassed area that provides plenty of room for the family to enjoy this amazing location. Looking for a tree change? Here you get the best of both worlds - a tranquil natural setting in the heart of town. What more could you wish for?

- 3 bedroom, high set home offering spacious living
- Premier Creek Frontage with potential to redevelop, live in, or rent out as an investment
- Large grassed area for family enjoyment and a waterfront backyard with creek views
- Positioned at the end of a quiet street on a 769sqm block
- Massive 60m creek frontage with direct access to Loders Creek and the Broadwater
- Zoned RD2 (Medium Density Residential): Potential for a duplex (subject to council approval)
- Rates \$1,125.22 per half year approx.
- Water \$505.45 per quarter approx.
- Prime Location close to Chirn Park, Southport business district, shops, restaurants, cafes, and the Broadwater

Set in a unique tranquil natural point position, this corner creek setting is surrounded by nature, offering a quiet peaceful lifestyle in a one of a kind location. With

### Listed By

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