

GV



13-19 Stevens Street

SOUTHPORT

For Sale via Expressions of Interest
INFORMATION MEMORANDUM



GV Property Group is pleased to present this opportunity to acquire a 2,024sqm corner site on the border of Southport and Labrador on the Gold Coast.



GV

13-19 Stevens Street

SOUTHPORT

GV Property Group is pleased to present this large parcel of land located on the corner of Gilmour Lane and Stevens Street, Southport. The site has potential for low- to-mid rise residential development in a highly demanded pocket of the Gold Coast. A prime consolidated land holding with a total site area of 2,024sqm and located in the Medium Density Residential Zone. With close proximity to the Broadwater waterways, parklands, beaches and an array of amenities, this site offers an active and enjoyable social lifestyle all within walking distance.

Property 13-19 Stevens Street, Southport

Site Area 2,024m² (Total)

Street Frontages 50m*/40m*

Building Height 15m*

Zoned Medium density residential

Sales Process Expressions of Interest

*Approximate





40m*

405sqm

405sqm

405sqm

809sqm

50m*

KEEP CLEAR



2,024m²

Current Assets

The current asset offers a commercial building and 3 individual houses across the 4 blocks. The site provides potential income of circa \$2,000 per week if fully tenanted and the current leases expire at a similar time frame to allow access to the site for a quick construction turnaround time STCA.



13 Stevens Street

Asset	Commercial Office + Vacant Block Land
Gross Income	\$2,216 per month*
Frontage	20m*
Site Area	809m ² (103m ² internal area + 30m ² garage)

15 Stevens Street

Asset	2 Bed + 2 Bath House
Indicative Rental	\$480.00
Frontage	10m*
Site Area	405m ²

17 Stevens Street

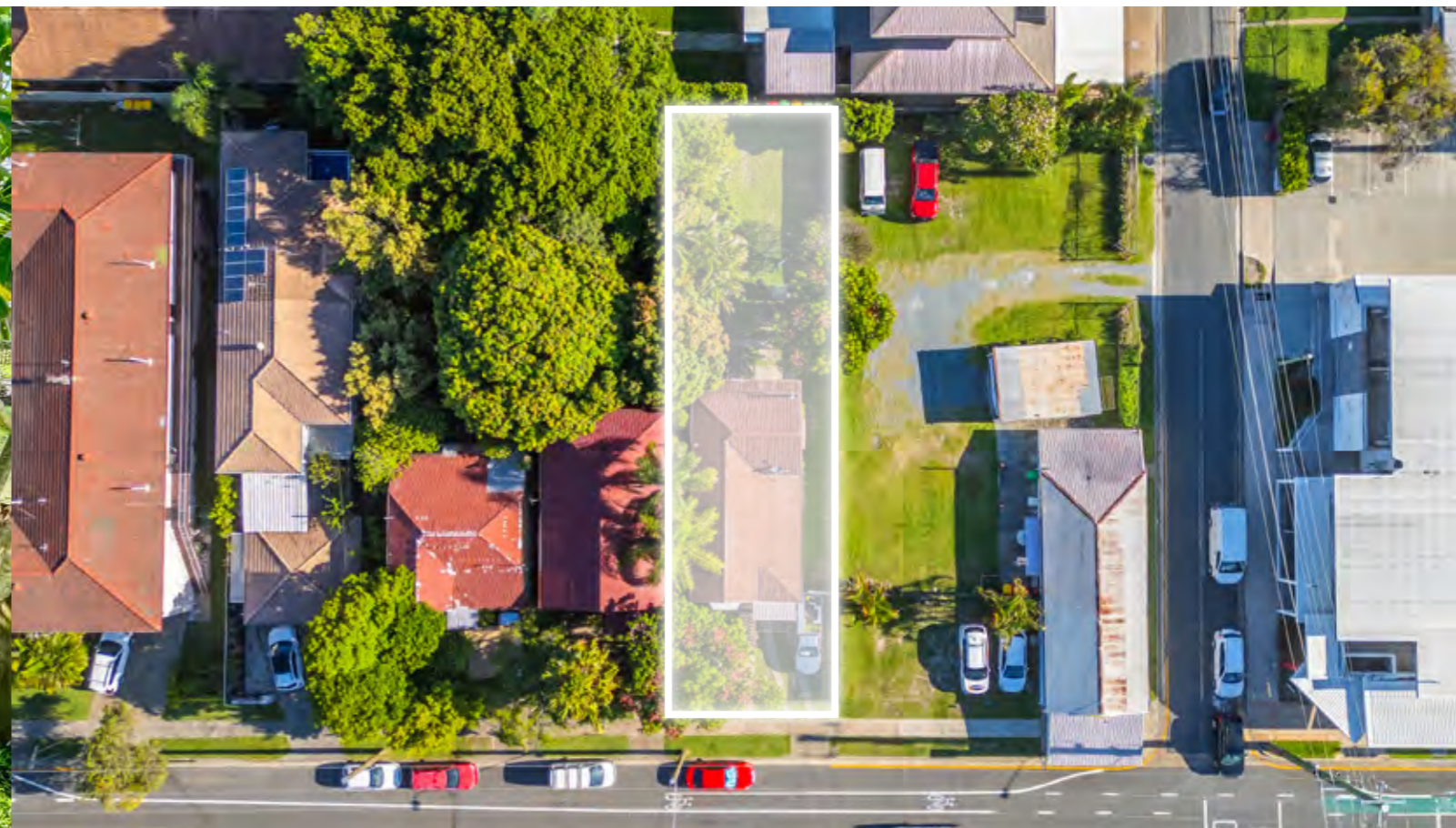
Asset	3 Bed 2 Bath House
Indicative Rental	\$500.00
Frontage	10m*
Site Area	405m ²

19 Stevens Street

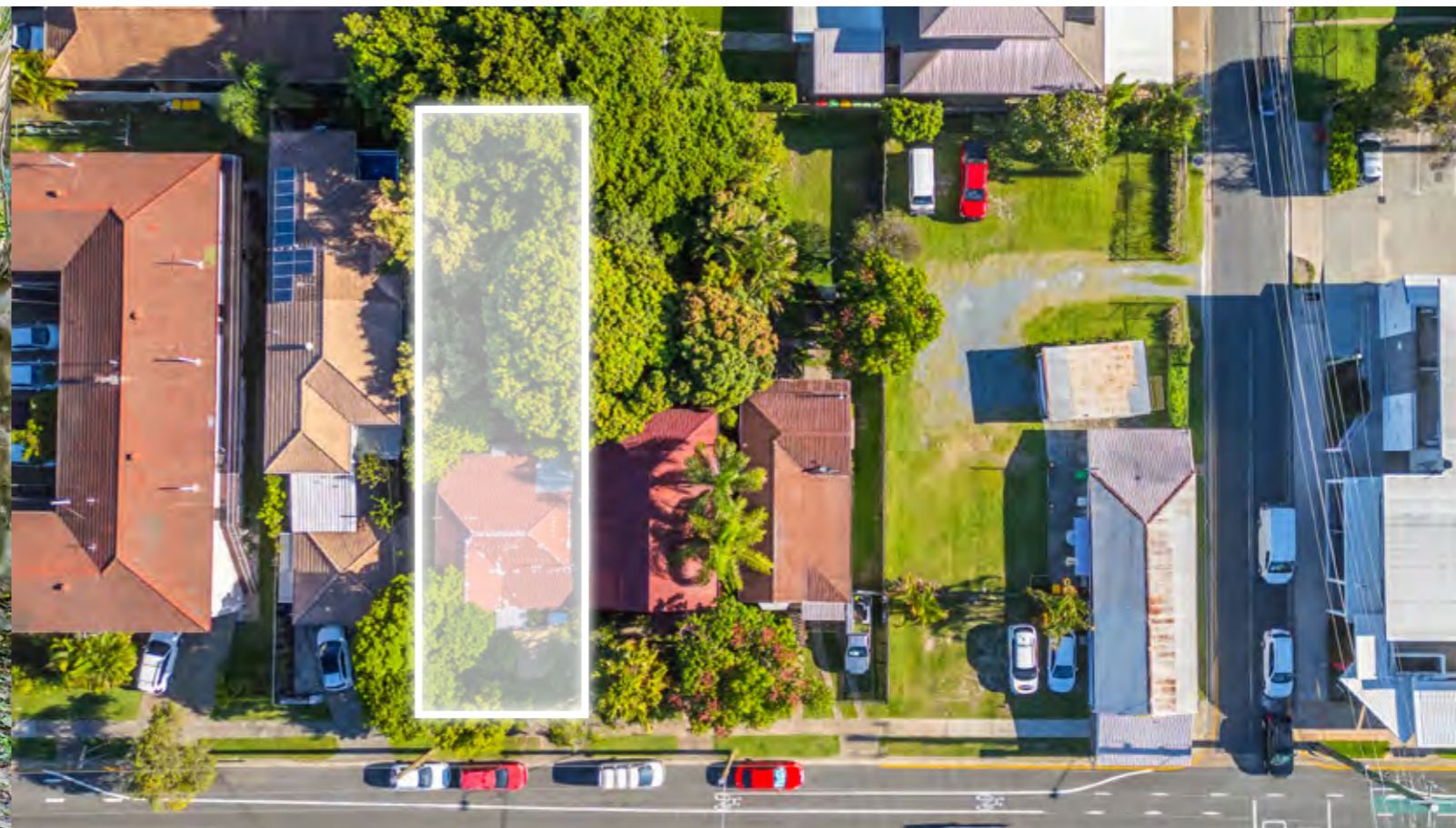
Asset	2 Bed 2 Bath House
Indicative Rental	\$410.00
Frontage	10m*
Site Area	405m ²

* Approximate figures only











Charis Seafoods

Wave Break Island

South Stradbroke Island

The Spit

Boat Ramp

Broadwater Park

GV

The suburb of Southport borders the dazzling Broadwater. Southport is the heart of Gold Coast's CBD and while some parts are all about business, Southport offers plenty of leisurely and cultural pursuits too. The Broadwater is a huge calm water estuary offering peaceful and protected waters for all kinds of watersports from jetskiing to parasailing, kayaking, fishing or boating.

BROADWATER PARKLANDS

Broadwater Parklands is a world-class community and cultural parkland, loved by Gold Coast residents and tourists alike. At the heart of the parklands is a vast expanse of green that is ideal for family picnics and fun.



SHOPPING

The Brickworks Centre is a bustling shopping precinct incorporating the famous Ferry Rd Market, boasting some of the Coasts best fresh produce, meat, seafood and deli



MARINA

Southport Award-winning Marina, home to hundreds of vessels including Superyachts, catamarans, yachts, powerboats and sports cruisers.



DINING PRECINCT

Indulge in a range of dining options from casual to fine dining



GREEN SPACES

Enjoy the beautiful Musgrave, Melrose and Anzac Park, which hosts community events and festivals and offers facilities for picnics, BBQs, and outdoor sport



CULTURAL EXPERIENCES

Immerse yourself in cultural experiences, such as the Gold Coast Arts Centre and the HOTA (Home of the Arts) cultural precinct

SCHOOLS

Have quality education options nearby, such as The Southport School and St Hildas.



HOSPITALS

Have access to medical care at nearby hospitals, such as Gold Coast University Hospital and Pindara Private Hospital



PUBLIC TRANSPORT

Have easy access to buses, trams, and trains, making it easy to get around the Gold Coast and beyond



13-19 Stevens Street

SOUTHPORT

Property 13-19 Stevens Street, Southport QLD

Sales Process For sale via Expressions of Interest

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Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, GV Property Group, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

