

FOR SALE



Double Block in Southport

13 Stevens Street
Southport QLD 4215

Information Memorandum

GV

gvpropertygroup.com

Executive Summary

Property

13 Stevens Street, Southport

GV Property Group is pleased to present this opportunity to acquire a double block on the border of Southport and Labrador on the Gold Coast within walking distance to the Broadwater.

This property features 809sqm of land with an existing commercial shop, dual access and great development potential situated in a prime location.

Stevens Street is zoned Medium Density Residential and one of the limited pockets in the area with a maximum building height of 15m - opportunities like this are very hard to find.

Site Area	809m ² *
Current Asset	Commercial Shop + Land
Lease	\$2,216pm on a month-to-month lease
Building Height	15m*
Zoned	Medium Density Residential
Sales Process	For Sale by Private Negotiation

*Approximate





40m*

20m*

809sqm



Charis Seafoods

Wave Break Island

South Stradbroke Island

The Spit

Boat Ramp

Broadwater Park

GV





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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



Contact

Property 13 Stevens Street, Southport QLD

Sales Process For Sale via Private Negotiation

Contact Corey Eleveld
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