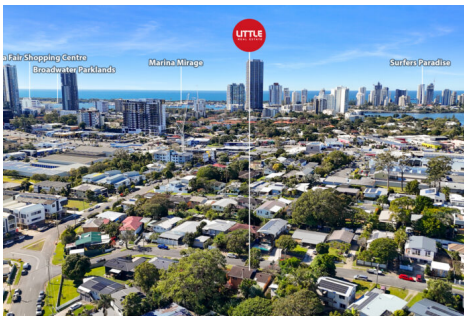


# SOLD PRIOR - AUCTION CANCELED

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7 Sibyl Street SOUTHPORT QLD

## SOLD PRIOR - AUCTION CANCELED - Prime Investment or Development Opportunity

### Auction date

Saturday 26 July, 11:00AM

Whether you're a future-focused investor, developer or homeowner with vision, this property delivers untapped potential in one of Southport's most connected corridors.

Sitting on a generous 529m<sup>2</sup> block (1,065m<sup>2</sup> if purchase next door) with wide frontage this presents a rare chance to secure a strategic foothold in one of Southport's most accessible precincts. Whether you're renovating, rebuilding, or positioning for future growth - this site is packed with promise.

Opportunity to purchase neighbouring property for a total 1,065m<sup>2</sup> footprint with approx. 34m frontage offering a compelling opportunity for future medium-scale residential plans (STCA).

#### Property Highlights

- Approx. 529m<sup>2</sup> block with level terrain and 14.1m frontage
- Strategically positioned in a precinct poised for uplift - offers strong potential for future medium-density development (STCA) driven by surrounding zoning trends and proximity to key infrastructure.
- Existing 3-bedroom home with rental potential or renovation upside

#### Development Potential

- Opportunity to purchase neighbouring property (approx. 537m<sup>2</sup>) for a combined 1,066m<sup>2</sup> holding
- Amalgamation may enhance development yield or flexibility (STCA)
- Both sites offer solid street presence and proximity to essential infrastructure

#### Location Advantages

- Moments to Griffith University, Gold Coast Health Precinct, Broadwater, and Southport CBD
- Close to public transport, schools, and shopping amenities

#### Act Now

Auction scheduled for Saturday 26 July at 11am, unless sold prior. Offers Encouraged.

Opportunities like this in Southport's evolving corridor are rare.

Contact us today to register your interest, request an information pack, or arrange an inspection.

#### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without

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7 Sibyl Street SOUTHPORT QLD

responsibility.

This property is being sold by auction and therefore a price guide can not be provided.  
The website may have filtered the property into a price bracket for website functionality purposes

# SOLD PRIOR - AUCTION CANCELED

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7 Sibyl Street SOUTHPORT QLD

## 7 Sibyl Street Southport



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Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.