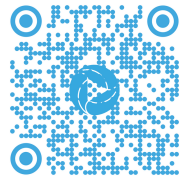


Re-live and share your viewing experience in HD
Visit: 29Joden.com

'AN INVESTMENT IN YOUR FUTURE...'



613m²



Property Overview

'INVEST IN YOUR FUTURE...'

If you're looking for a brilliant investment property, or the perfect family home to make your own, look no further than 29 Joden Place, Southport!

With guaranteed capital growth, excellent rental returns and the opportunity to improve the value of this property; you will make money the day you buy it, when you sleep, and long into the future...

Located within the best school district on the Gold Coast, you are moments to the business hub, shopping centres, parks and the arts precinct; this secret pocket of Southport will not stay secret for much longer.

Situated at the end of a peaceful cul-de-sac, on the high side of the street, with a North to Rear perspective, this is a piece of real estate that is primed for growth. The house itself is solid. Boasting four bedrooms, an ensuite and separate bathroom, as well as four car accommodation – there is room for all. In fact, you could keep the double lockup garage or convert it to a rumpus room! With stunning flooring throughout, this home oozes with potential.

While away a weekend in your sheltered outdoor entertaining, overlooking a private, secure and ever so quiet pool area.

This home really does tick all the boxes. It's a good one, and it won't last long. We've been instructed to sell, and it will...

View as advertised or by appointment
Auction: On site | Saturday, 22nd July 2023 at 10:30am



"Bright & Airy"



"Home Sweet Home"



"Cook & Overlook"



"Morning Coffee"



"Relax & Refresh"

"Secret Spot"



M-MOTION
'real estate's new generation'

Broadwater

The Southport School

Surfers Paradise

Property Specifications

- ☉ Situated on a 613m² Block
- ☉ Centrally Located in the TSS Precinct of Southport
- ☉ Elevated Position (High Side of the Street)
- ☉ Located at the End of a Peaceful Cul-De-Sac
- ☉ Beautiful North to Rear Perspective
- ☉ Front Balcony with City Skyline Glimpses
- ☉ Stunning Flooring Adding Warmth Throughout
- ☉ Four Generous Sized Bedrooms and Two Bathrooms
- ☉ Master Suite Equipped with Ensuite and Robe
- ☉ Bright & Airy Living Space with Plantation Shutters
- ☉ Kitchen Overlooking Pool, with Potential for Servery
- ☉ Alfresco Entertaining Area
- ☉ Sparkling Salt Water Pool
- ☉ Front and Side Garden/Lawn
- ☉ Opportunities to Further Improve the Home
Potential to Convert Garage to Rumpus Room
- ☉ 800-metres to Southport Park Shopping Centre
- ☉ 5-mins to The Southport School & 7-mins to St Hildas
- ☉ Moments from the Tram, HOTA, Parks & GC CBD
- ☉ Four Car Accommodation
Double Lock-Up Garaging
- ☉ Excellent Investment Property
- ☉ Currently Tenanted at \$1,100 per week

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Seller's Insights

The elevation of the block really adds another dimension. You will find every room in the house is super private. The peace of mind knowing your in a safe and secure home in a peaceful neighbourhood is priceless.

This property really appealed as an investment because of the location and prospect for capital growth... I knew it would be popular! We have had tenants in there 100% of the time. So that is a testament to its appeal.

You'll love the cul-de-sac position and how close you are to everything! You will literally walk to Southport Park to do the groceries, and your school runs will only be 5-minutes. It's a game changer.

Market Analysis

31 Joden Place, Southport

Price: \$950,000
Traded: 24 Oct 22
Size: 619m²
3 bed, 2 bath, 2 car



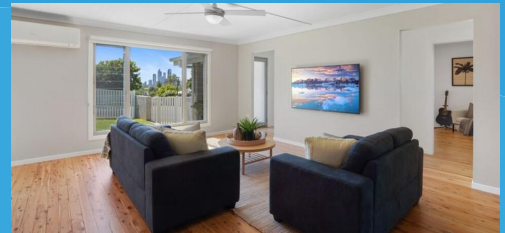
106 Eugaree Street, Southport

Price: \$1,150,000
Traded: 18 Apr 23
Size: 708m²
3 bed, 1 bath, 0 car



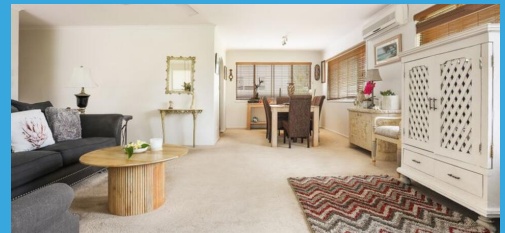
91 Ridgeway Avenue, Southport

Price: \$1,180,000
Traded: 28 Jan 23
Size: 627m²
4 bed, 2 bath, 2 car



2 Brighton Parade, Southport

Price: \$1,390,000
Traded: 18 Mar 23
Size: 508m²
4 bed, 2 bath, 2 car



8 Andrews Street, Southport

Price: \$1,100,000
Traded: 09 Nov 22
Size: 405m²
3 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



1 29 JODEN PL
 2 BENDINA STATE HIGH 3 SOUTHPORT GOLF CLUB
 4 GOLD-COAST TURF CLUB 5 ROYAL PINES RESORT



Location Map



Michael Mahon
 0414 275 272

29 Joden Pl, Southport

Internal: 170 m² | External: 122 m² | Approx Total: 292 m²

Plans shown are only indicative of layout. Dimensions are approximate.



"Grow with the Flow"

Visit 29Joden.com

Suburb Profile

Family friendly Southport is one of the Gold Coast's oldest suburbs, boasting a superb range of established gardens and giant leafy trees. Many regard Southport's residential areas as being the Gold Coast's Toorak / North Shore as you'll find many stately homes set on large blocks of land, often with river frontage or fantastic views.

Southport is rapidly becoming one of the Gold Coast's real estate development hot spots with the Gold Coast's booming population.

It is known as Gold Coast's central business district due to its accessibility to the sea and rail. The suburb continues to be the main hub of business on the Gold Coast.

The prime location is home to two of the Gold Coast's oldest private schools. TSS 'The Southport School' an all-boys school with expansive grounds and riverfront position and St Hilda's the only all-girls school that started up in the early 1900s.

Dispersed throughout the suburb are small clusters of shops and corner stores. Brickworks is home to the ever popular Ferry Road Markets. It's not your average market as it houses a deli, butcher, fruit and veg, fishmonger with a Japanese restaurant, tea shop, coffee shop, restaurant and cafe all in glam surroundings, truly a destination stop for the locals.

With everything at your doorstep, Southport has it all. Only minutes from the beach, marina, shopping centres, boutiques, cafes, restaurants and nightlife. The area is close to multiple forms of public transport, private hospitals, prestigious schools and a short drive to the M1 Motorway.

A rapidly growing suburb for families and those looking to capitalise on a massive growth area.





M-MOTION

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