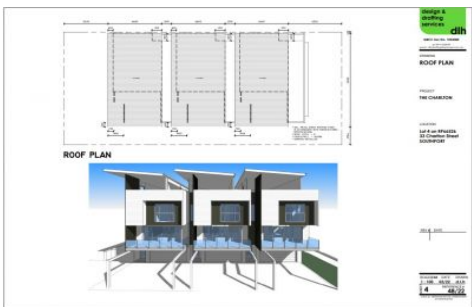


amir prestige



33 Charlton Street Southport QLD

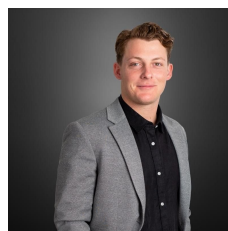
3 1 4

Perched in the prestigious and HIGHLY-SOUGHT "BLUE CHIP" TSS/SOUTHPORT PARK PRECINCT sitting on 513sqm at MDZ (Medium Development Zone)

Renovators, developers and visionaries - this one is for you!

Nestled in a tightly held street and everything at your door step. Your opportunity has arrived to secure a prime piece of real estate in the prestigious TSS precinct. Spanning 513m2 and currently hosting an original 3 bed, 1 bath home, this single level allotment in the sought-after TSS precinct is ripe with potential. Renovate and revive the charming characteristics of the current property, knock down and rebuild your dream home overlooking the City Skyline views or explore your options to redevelopment the

Type : House
Price : \$ 825,000
Land Size : 513 sqm
View : <https://www.amirprestige.com.au/sale/qld/gold-coast/southport/residential/house/7340357>



Max Fitzgerald
07 5532 9996



Sam Datta
07 5532 9996

[For full version visit the website](https://www.amirprestige.com.au)

<https://www.amirprestige.com.au>
Gold Coast Luxury Real Estate

DRAWING
SITE PLAN

PROJECT
THE CHARLTON

LOCATION
**Lot 4 on RP66526
 33 Charlton Street
 SOUTHPORT**

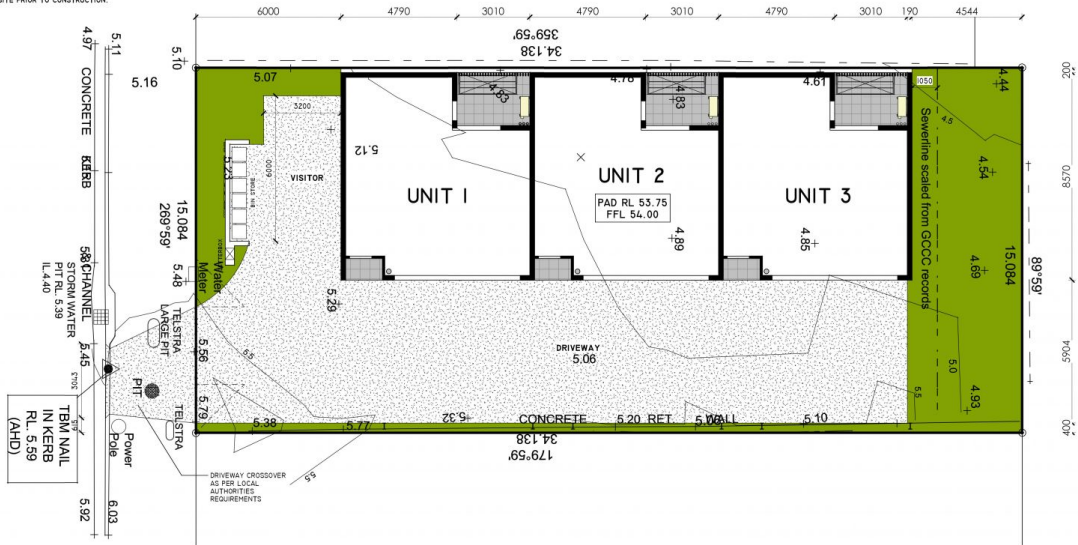
REV # DATE

SCALE@A2 DATE DRAWN
1 : 100 03/22 d.l.h.
 SHEET REFERENCE #
1 48/22
CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.

NOTES

- CONTOURS AND SITE INFORMATION TRANSFERRED FROM DWG NO 2054633 SUPPLIED BY AVIS SURVEYS
- SURFACE WATER TO BE DISCHARGED BY NATURAL FALL OF THE GROUND AND CUT-OFF DRAINS SITE ELEVATION SHALL BE SUCH THAT A 900mm WIDE BY 120 GRADE EXISTS AROUND PERIMETER OF BUILDING
- ROOF RAINWATER SHALL BE DISCHARGED TO WATER STORAGE TANKS IN COMPLIANCE WITH LOCAL AUTHORITY REQUIREMENTS AND AS PER HYDRO. ENGINE DETAILS. GROUND DRAINAGE TO BE CUT TO TIE OF ALL BATTERS THAT FALL TOWARD DWELLING TO ENSURE FLOWING OF SURFACE WATER DOES NOT OCCUR ON BUILDING PLATFORM
- ALL NEW DOWNPIPES TO BE PIPED TO A LEGAL POINT OF DISCHARGE TO COUNCIL REQUIREMENTS.
- POSITIONAL MEASUREMENTS FROM BOUNDARY LINES ETC. ARE TO BE MEASURED TO OUTERSIDE PROJECTION OF ROOF LINE.
- ALL LANDSCAPING, LOWER LEVEL SCREENING, POOL FENCE, POOL, BY OWNER
- ALL FLOOR LEVELS ARE ASSUMED ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

CHARLTON STREET



RPD
 LOT 4
 RP66526
 COUNCIL: G.C.C.C.
 AREA 514m²
 PROPOSED SITE COVER 253.5m² OR 49%

SITE PLAN
 1 : 100