



1172/56 Scarborough Street, Southport

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## Wake Up to Broadwater Sunrises & Hinterland Sunsets

**FOR SALE**  
Offers over \$849,000

**VIEW**  
Sat 11th Jul @ 9:00AM - 9:30AM

**AGENTS**  
Eileen Chen  
0452 352 547  
Eileen.chen@ljhcollective.com.au

Benjamin Waite  
0431 265 700  
benjamin.waite@ljhcollective.com.au

**AGENCY**  
LJ Hooker Property Collective  
(07) 3807 7900

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present this inviting two-bedroom apartment positioned in one of the Gold Coast's most established blue-chip locations. Previously owner occupied and now offered with vacant possession, this north-facing apartment presents an exceptional opportunity for first home buyers looking to move straight in or investors seeking a property that's ready to lease immediately. Better still, there's the option to purchase the apartment with the existing furniture, making your move-or your investment setup-even easier.

Positioned high above Southport, this light-filled apartment embraces an ever-changing outlook that stretches from the sparkling Broadwater across the Gold Coast skyline and through to the picturesque hinterland. The open-plan living area and private balcony have been designed to make the most of the breathtaking panorama, creating a beautiful setting to relax, entertain or simply watch the colours of the sky change throughout the day. As night falls, you'll also enjoy a front-row view of the spectacular Sea World fireworks.

The thoughtful floorplan delivers comfortable, low-maintenance living, with the master bedroom offering the simple luxury of waking up to

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 **LJ Hooker**

calming water views each morning. The second bedroom enjoys direct access to the balcony, making it easy to step outside and soak up the fresh air and outlook. Natural light pours through the north-facing apartment, while tinted windows and block-out curtains provide comfort and privacy when it's time to unwind.

The functional kitchen offers generous storage and practical workspace, while its existing finishes provide an excellent opportunity for buyers to add their own personal touch over time. Whether you're searching for your first home, a lock-and-leave lifestyle or a quality investment in a sought-after coastal location, this apartment delivers lifestyle, convenience and outstanding potential.

#### Property Features:

- North-facing apartment
- Two spacious bedrooms
- Master bedroom with walk-in robe and private ensuite
- One bedroom with direct balcony access
- Two bathrooms, including a main bathroom with bathtub
- Open-plan living area with water views
- Functional kitchen with ample storage
- Private balcony
- Front-row views of the Sea World fireworks
- Tinted windows and block-out curtains for added comfort and privacy
- European-style laundry for everyday convenience
- Single secure car space
- Option to purchase with the existing furniture
- Previously owner occupied
- Vacant and ready to move straight in or lease out
- Residents' access to the complex pool, spa and gym

#### Investment Snapshot:

- Rental appraisal: Approximately \$820-\$860 per week
  - Vacant possession with immediate leasing potential
  - Strong potential rental yield based on the current rental appraisal
  - Ideal opportunity for owner-occupiers or investors
- Rental appraisal is indicative only and based on current market conditions.

#### Why Southport?

Recognised as one of the Gold Coast's established blue-chip locations, Southport continues to attract buyers with its outstanding lifestyle, convenience and wide range of amenities. Home to the Broadwater Parklands, Australia Fair Shopping Centre, an abundance of cafes and restaurants, and excellent public transport including the G light rail, the suburb offers easy access to everything you need. Southport also boasts a selection of schools, Griffith University, Gold Coast University Hospital, sporting facilities and parklands, making it an appealing choice for first home buyers, professionals and investors alike. Combining coastal living with everyday convenience, it's easy to see why Southport remains one of the Gold Coast's most desirable places to call home.

Whether you're searching for your first home, a lock-and-leave lifestyle or a quality investment in one of the Gold Coast's most sought-after suburbs, this vacant apartment is ready for its next chapter.

Contact Eileen Chen and Benjamin Waite today for more information.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing,

and interested parties should make and rely on their own enquiries to verify the information.

Disclaimer: Please note that some of the images included in this marketing have been virtually staged to help illustrate the property's potential and demonstrate how spaces may look when furnished. These images are provided for visualisation purposes only and may not represent the property in its current condition.

## MORE DETAILS

Property ID                   1XV3GRF  
Property Type               Apartment  
House Size                   88 m2

### Eileen Chen 0452 352 547

Sales and Marketing Specialist | [Eileen.chen@ljhcollective.com.au](mailto:Eileen.chen@ljhcollective.com.au)

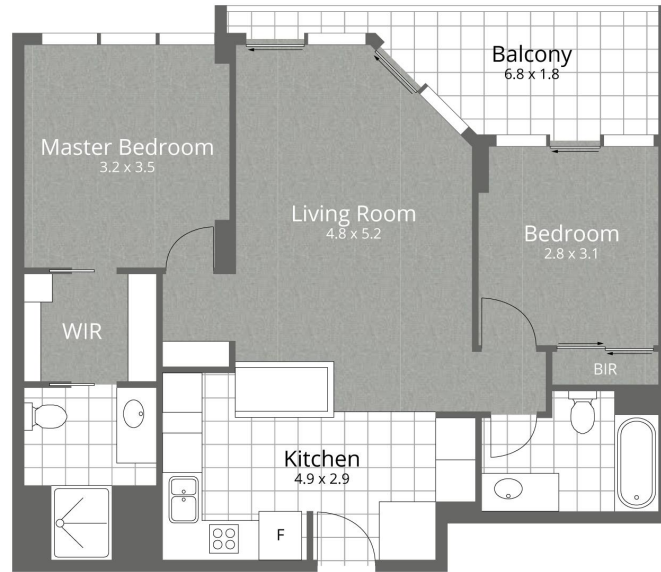
### Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |  
[benjamin.waite@ljhcollective.com.au](mailto:benjamin.waite@ljhcollective.com.au)

### LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207  
[propertycollective.ljhooker.com.au](http://propertycollective.ljhooker.com.au) | [bs0@ljhbeenleigh.com.au](mailto:bs0@ljhbeenleigh.com.au)





1172/56 SCARBOROUGH STREET, SOUTHPORT



75 m<sup>2</sup>  
Internal  
13 m<sup>2</sup>  
External

88 m<sup>2</sup>  
Total

EILEEN CHEN - 0452 352 547  
BENJAMIN WAITE - 0431 265 700

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.