

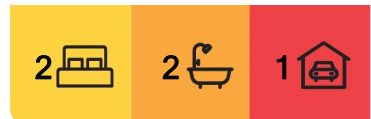


## Southport, 17/61 North Street

LOCATION LOCATION LOCATION...INVESTORS TAKE NOTE

Beautifully refurbished ground level 2 bedroom unit with ensuite

- Ground level 2-bedroom apartment
- 2 spacious balconies
- Ensuite off the main bedroom
- Huge living and entertaining areas
- New hybrid wood flooring throughout
- Floor area 131 m2 (including both balconies and car space)
- Resort style complex with swimming pool and BBQ area
- Fully secured building, including the basement car park
- Very centrally located in the heart of Southport
- Only a few minutes' walk to the magnificent Broadwater Parklands, swim beach, the Southport Aquatic Centre, and Australia Fair Shopping



**For Sale**  
Offers Above \$590,000

**View**  
[ljhooker.com.au/ZTAF4K](http://ljhooker.com.au/ZTAF4K)

**Contact**  
**Michael Levonis**  
0414 323 997  
[mlevonis.southport@ljhooker.com.au](mailto:mlevonis.southport@ljhooker.com.au)



**LJ Hooker Southport**  
**(07) 5591 5222**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Walking distance to restaurants, pubs and clubs
- Easy walk to the Southport CBD, light rail system & public transport
- 5 minutes' drive to Griffith Uni and the Gold Coast University Hospital
- Excellent long-term tenant, currently rented at \$625 per week, ending 17/1/2025
- Rental appraisal of approx. \$650 per week
- Body corporate fees are approx. \$98.83 per week

Disclaimer- (the photos have digital furniture inserted in the living area and main bedroom.)

## More About this Property

<b>Property ID</b>	ZTAF4K
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Michael Levonis 0414 323 997**  
Salesperson | [mlevonis.southport@ljhooker.com.au](mailto:mlevonis.southport@ljhooker.com.au)

**LJ Hooker Southport (07) 5591 5222**  
2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street, SOUTHPORT  
QLD 4215  
[southport.ljhooker.com.au](http://southport.ljhooker.com.au) | [southport@ljhooker.com.au](mailto:southport@ljhooker.com.au)



**LJ Hooker Southport**  
**(07) 5591 5222**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- 1 | 61 NORTH STREET, SOUTHPORT
- 2 | SOUTHPORT STATE HIGH SCHOOL
- 3 | GOLD COAST UNIVERSITY HOSPITAL
- 4 | GRIFFITH UNIVERSITY
- 5 | AUSTRALIA FAIR SHOPPING CENTRE

17/61 NORTH STREET, SOUTHPORT



Internal: 74m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 112m<sup>2</sup>

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.

