



## Southport, 1804/34 Scarborough Street

### Discover Your New Home at Victoria Towers

Welcome to Victoria Towers, the ultimate destination for those over 50 seeking a vibrant lifestyle on the Gold Coast.

Enjoy resort-style amenities that offer endless opportunities to relax and indulge in your golden years.

This thoughtfully designed 2-bedroom, 2-bathroom plus study apartment, boasts ample space and an abundance of natural light.

As you step inside, you'll be captivated by the expansive double sliding doors that lead to a generous balcony, perfectly positioned to overlook the Broadwater and Surfers Paradise.

Features Include:

1. Freehold ownership with no exit fees
2. 2 spacious bedrooms with built-in wardrobes, ducted air conditioning, and balcony access



**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.

**SOLD**

2

2

1

1

**For Sale**  
**SOLD**

**View**  
[ljhooker.com.au/ZQKF4K](http://ljhooker.com.au/ZQKF4K)

**Contact**  
**Ben Latimer**  
0402 921 314  
[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**Alex McCormack**  
0411 510 099  
[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

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

3. Master suite featuring a walk-in wardrobe and ensuite
4. High-quality kitchen equipped with SMEG appliances, granite countertops, and plenty of storage
5. Handrails fitted throughout
6. Automatic front door for easy access with groceries or wheelchair
7. Ducted, zoned air conditioning for your comfort
8. Secure building with FOB access, security control, and intercom system
9. Stunning views to the South East over the beautiful river and skyline.
10. Unbeatable location: just a stroll from Australia Fair, dining options, Southport RSL, medical facilities, Chinatown, public transport, and the stunning Broadwater and Surfers Paradise
11. Resort-style amenities: pool, spa, gym, sauna, library, and lawn bowls green
12. Convenient separate laundry
13. Dedicated study space
14. Single, secure car space

Key financial information:

- \* GCCC rates \$1,820 per year approx
- \* GCCC water \$850 per year approx
- \* Body Corporate \$164.77 per week approx.
- \* Rental appraisal \$800 to \$850 per week approx.

If you're looking to embrace a relaxed lifestyle in the heart of the Gold Coast while enjoying the peace of over 50's living, this apartment is your perfect fit. Contact Ben on 0402 921 314 for more information.

## More About this Property

<b>Property ID</b>	ZQKF4K
<b>Property Type</b>	Apartment
<b>Including</b>	Ducted Cooling Ducted Heating Toilets (2) Intercom Pool Balcony Gym Dishwasher Secure Parking

**Ben Latimer 0402 921 314**

Sales Consultant/Director | [blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

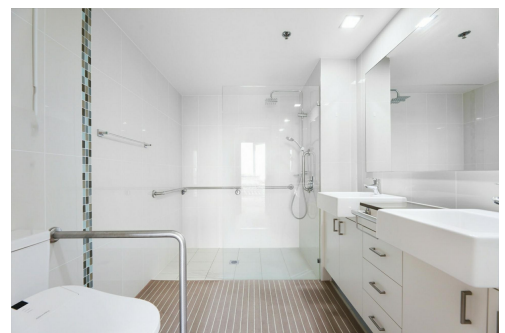
**Alex McCormack 0411 510 099**

Principal/Licensee | [amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

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1804/34 SCARBOROUGH STREET, SOUTHPORT



Internal 92m<sup>2</sup> | Externals 19m<sup>2</sup> | Total 111m<sup>2</sup>

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.