



Southport, 2/209 scarborough Street

WHAT A GEM! RENOVATED GROUND FLOOR APARTMENT IN BLOCK OF ONLY 5

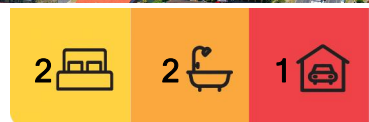
Privately positioned and newly renovated, this ground-floor apartment offers exceptional value in a solid brick-and-tile complex of just five. Set on a generous 766sqm block in the heart of residential Southport, it's a rare opportunity to secure a quality property in a tightly held location.

Step inside and prepare to be impressed! From the moment you enter, you're greeted by the warmth of inviting floorboards and the charm of a beautifully renovated, oversized white kitchen. Boasting an abundance of cupboards, drawers, expansive bench space, a sleek wall oven, and brand-new appliances, this kitchen is designed to inspire. The entire space is bathed in natural light, offering a bright, airy, and exceptionally private atmosphere - perfect for relaxed living or entertaining in style.

Enjoy seamless indoor-outdoor living with a spacious combined living and dining area that



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For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NVWF3E

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flows effortlessly onto a lush front garden. While officially common property, its private setting has allowed the family to enjoy it as their own backyard for years. With two generously sized bedrooms, two well-appointed bathrooms, and an oversized lock-up garage offering exceptional storage, this is an unbeatable opportunity that delivers space, comfort, and lifestyle in one perfect package.

Unit 2 has been home to a small family for over 15 years, and now it's ready for its next chapter. Whether you're starting your property journey, looking to downsize with ease, or seeking a rock-solid investment with a bright future, this is an opportunity not to be missed.

For first-home buyers, this is the ideal place to start your property journey-just as it was for the previous owner.

For investors, this property promises strong returns (see details below), with excellent potential for capital growth, low holding costs, and future redevelopment opportunities.

For downsizers, this home offers the comfort and space of a house, with the added benefit of a low-maintenance lifestyle. Enjoy the privacy of just four neighbors, no stairs to worry about, and plenty of storage in your secure lock-up garage-everything you need with no extra costs.

Features you will love:

- * Ground floor apartment in a small building of only 5
- * Large private lock-up-garage
- * Solid brick & tile building with low maintenance and low Body Corporate
- * Renovated kitchen and family bathroom
- * Air-conditioning unit in living & main bedroom
- * Master bedroom with walk-in-robe and ensuite
- * Timber like floorboards throughout
- * Ceiling fans in living and both bedrooms
- * Renovated large kitchen with upgraded appliances and lots of drawers
- * Laundry nook located in the family bathroom
- * Front yard access from living
- * Security door and windows

The Numbers:

- * Body Corporate around \$63 per week
- * Council Rates is around \$2,050 per annum
- * Water Rates is around \$1,800 per annum
- * Rental Appraisal \$720 per week

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More About this Property

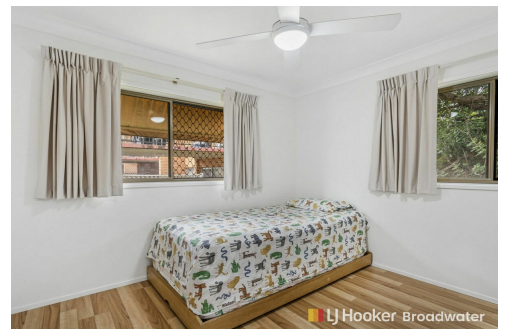
Property ID	2NVWF3E
Property Type	Apartment
Land Area	766 m2
Including	Ensuite Air Conditioning Floorboards

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2/209 SCARBOROUGH STREET, LABRADOR

 2  2  1

Internal: 72m² | External: 16m² | Total: 88m²

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.

