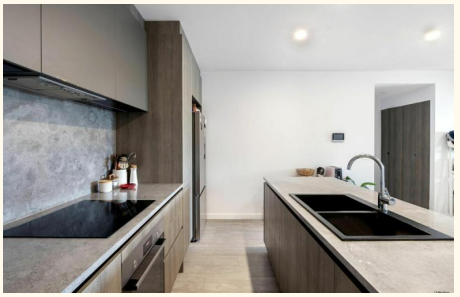

202/135 Eugaree Street, Southport

Spacious by Design, Stylish by Nature - Quality Living in the Heart of Southport

Welcome to Apartment 202, a beautifully appointed residence positioned on the second level, offering an exceptional opportunity to secure a stylish, low-maintenance home where intelligent design meets effortless everyday living!

Thoughtfully crafted to maximise both space and functionality, this contemporary apartment showcases an expansive open-plan layout that immediately feels bright, welcoming and spacious. From the moment you enter, you'll appreciate the seamless flow between the kitchen, living and dining areas, creating an inviting environment perfectly suited to modern lifestyles.

Designed for both entertaining and relaxation, the generous living area extends effortlessly onto the private balcony, creating a wonderful indoor-outdoor connection while welcoming natural light and cooling breezes throughout the home. Whether enjoying your morning coffee, hosting family and friends or unwinding after a long day, this versatile outdoor space provides the perfect extension of the apartment's living area.

2 **2** **1**

FOR SALE
Expressions of Interest

VIEW
Thu 2nd Jul @ 5:00PM - 5:30PM

AGENTS
Luke Peters
0414 288 947
luke@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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At the heart of the home is the beautifully designed kitchen, combining timeless elegance with everyday practicality. Featuring stunning Italian-designed marble benchtops imported from Forma Italia, premium Bosch appliances, generous bench space and ample storage, the kitchen has been thoughtfully designed to cater to both everyday cooking and effortless entertaining.

The spacious open-plan living and dining area has been carefully designed to maximise every square metre, creating a flexible space that feels significantly larger than its footprint. Large windows invite an abundance of natural light while enhancing the apartment's warm, open atmosphere.

Both bedrooms are generously proportioned, offering comfortable accommodation with built-in storage and quality finishes throughout. The master suite provides a peaceful retreat complete with a stylish ensuite, while the second bedroom is ideal for guests, family members or those seeking a dedicated home office.

Adding further practicality, Apartment 202 includes a secure allocated basement car space together with a separate storage cage, providing valuable additional storage for bicycles, sporting equipment, luggage and seasonal belongings while keeping everyday living organised and clutter-free.

Residents enjoy exclusive access to premium rooftop facilities, including beautifully landscaped entertaining spaces, communal BBQ facilities and panoramic views across the Gold Coast skyline. Whether entertaining guests or simply enjoying the sunset, the rooftop offers an outstanding extension of the lifestyle this exceptional residence provides.

Whether you're a first-home buyer, professional, downsizer or savvy investor, Apartment 202 delivers an outstanding combination of quality finishes, thoughtful design and low-maintenance living in one of Southport's most sought-after residential locations. Should you have any questions or wish to arrange a private inspection, please contact the agent today to register your interest.

Weekly Rental Appraisal: $900 p/w - $950 p/w

- Positioned on Level 2 within a modern boutique residential building
- Thoughtfully designed open-plan layout maximising space, comfort and functionality
- Seamless indoor-outdoor flow to a generous private entertaining balcony
- Spacious living and dining area filled with natural light
- Stunning Italian-designed marble benchtops imported from Forma Italia
- Designer kitchen featuring premium Bosch appliances throughout
- Ample storage and generous bench space
- Well-proportioned master suite with built-in robe and stylish ensuite
- Spacious second bedroom with built-in storage
- Contemporary bathrooms featuring quality
- Secure allocated basement car space
- Separate storage cage providing valuable additional storage
- Access to spectacular rooftop entertaining area with communal BBQ facilities
- Panoramic rooftop views across the Gold Coast skyline and surrounding waterways
- Low-maintenance lifestyle ideal for owner-occupiers and investors
- Exceptional location close to Broadwater Parklands, light rail, Griffith University, Gold Coast University Hospital, shopping and dining

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Interested parties must rely solely on their own enquiries.

- Strong rental appeal in one of Southport's highest-demand residential precincts
- An outstanding opportunity to secure a beautifully designed apartment where space, quality and lifestyle come together effortlessly

Disclaimer:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1WWWF47
Property Type	Apartment

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LJ Hooker
Southern Gold Coast

Luke Peters
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202/135 Eugaree St
Southport

2
2
1

Internal: 89m²
Covered External: 9m²
Total Floor Area: 98m²

felt IMAGERY

This plan is for illustrative purposes only.
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www.feltimagery.com.au

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