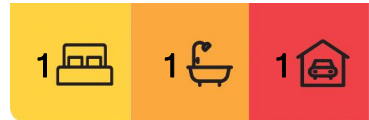




Southport, 27/14-16 Spendelove Avenue

Unbeatable Location for Investors and First-Home Buyers



Introducing a fantastic 1-bedroom, 1-bathroom apartment within Allamanda Residences, featuring a generous balcony that adds to the home's tranquil and airy atmosphere.

For Sale
Offers Over \$470,000

View
ljhooker.com.au/ZZRF4K

Ideal for both first-time buyers and savvy investors, Unit 27 is currently tenanted at \$500 per week, ending 14th July 2025, with a rental appraisal of \$520 to \$530 per week.

Contact
Ben Latimer
0402 921 314
blatimer.southport@ljhooker.com.au
Alex McCormack
0411 510 099
amccormack.southport@ljhooker.com.au

The light-filled open-plan living area extends seamlessly to a large balcony with a peaceful leafy outlook over the landscaped communal courtyard.

The complex is quiet, well-kept, and includes a sparkling in-ground pool - perfect for summer. A secure basement car space adds daily convenience and security.

The bedroom is fitted with a built-in wardrobe and offers direct access to the bathroom. The toilet is thoughtfully located within the laundry area, adding functional separation for everyday living.



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.

Perfectly positioned in the heart of Southport, this apartment provides easy access to cafes, restaurants, shops, and public transport. You're also just a short stroll from Queen Street Village, Ferry Road Markets, and other local attractions.

Key Features:

- Bright open-plan living area flowing to a spacious, leafy balcony
- Generous bedroom with built-in wardrobe
- Well-maintained bathroom with separate toilet located in the laundry area
- Quiet, secure complex featuring an in-ground swimming pool
- U-shaped kitchen with ample cupboard and bench space
- Hallway storage cupboard
- Separate laundry with integrated toilet
- Secure basement parking with an allocated car space

Financial Overview:

- Council Rates (GCCC): \$2,600 per year approx
- Water Rates (GCCC): \$1,290 per year approx
- Body Corporate Fees: \$70.22 per week approx
- Current Rent: \$500 per week (lease ends 14/7/2025)
- Rental Appraisal: \$520—\$530 per week approx

Don't miss your opportunity to secure this excellent property! Contact Ben today on 0402 921 314 to arrange your inspection.

More About this Property

Property ID	ZZRF4K
Property Type	Apartment
Including	Balcony Built-in-Robes Secure Parking

Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

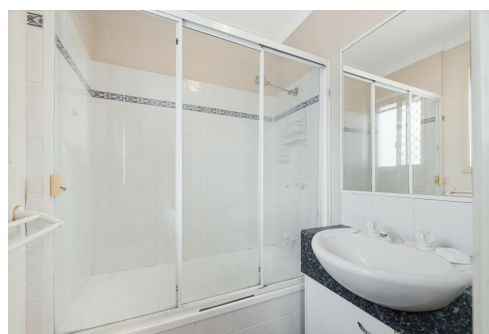
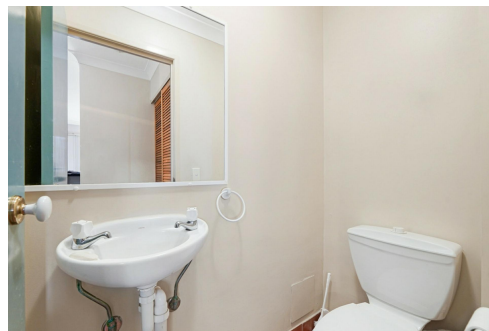
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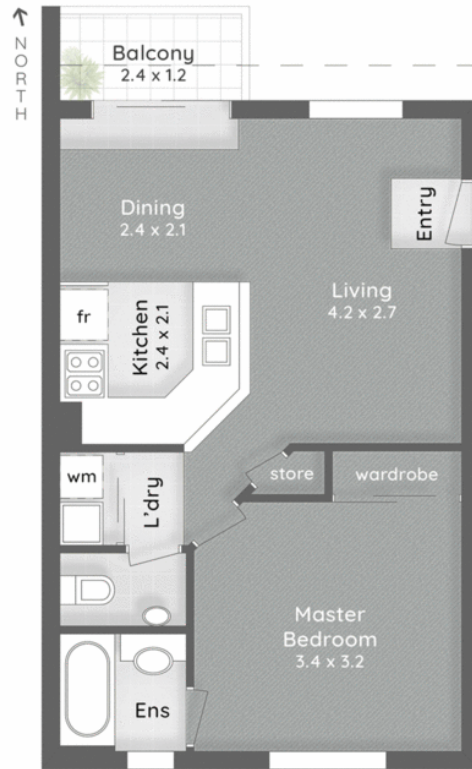


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:: FLOOR PLAN
Basement



:: FLOOR PLAN
Level 2

- POINTS OF INTEREST**
1. ALLAMANDA RESIDENCES
 2. Ferry Road Market
 3. G:link Light Rail Station
 4. Sundale Bridge (Connects to Main Beach)
 5. Meriton Retail Precinct Sundale Southport
 6. Australia Fair Shopping Centre
 7. Broadwater Parklands
 8. Smith Street (Connects to M1, Griffith Uni & GC Public & Private Hospitals)



:: LOCATION MAP

ALLAMANDA RESIDENCES 27/14-16 Spendelove Avenue SOUTHPORT

1 Bed 1 Bath 1 Car

Internal 47m² | Balcony 3m² | Total 50m²
Carspace 14m²



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