



## Southport, 3/126 Marine Parade

BEACH APARTMENT - UNLEASHED ITS POTENTIAL AT ENTRY-LEVEL PRICE!

Fantastic prime opportunity to secure this 1 bedroom property across the road from the iconic Broadwater, one of the most sought after locations on the Coast. Positioned in a small low maintenance, solid and structurally sound building of ONLY 7 units, apartment 3 is situated on the ground floor at the rear of the building, providing a quiet and relaxing atmosphere. This property combines lifestyle, convenience, and huge investment/redevelopment potential.

This apartment has updated kitchen and bathroom with a good size bedroom and living space. Absolutely nothing to do, with a very low maintenance building, your chance to secure this phenomenal opportunity at absolutely entry price level, and see your asset grow.

Key Features:



**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.



**For Sale**  
\$450,000

**View**  
[ljhooker.com.au/2NNXF3E](http://ljhooker.com.au/2NNXF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)

**LJ Hooker Broadwater**  
**(07) 5537 1311**

- \* Ideal location right in front of the Broadwater beaches and parks
- \* 1,629 sqm block on prime position with only 7 units (great potential)
- \* Ground floor and located at the corner back of building
- \* Open plan living/dining with ceiling fan and air conditioning
- \* Generous bedroom
- \* Modern kitchen
- \* Large updated bathroom
- \* Security screens to doors and windows
- \* 1 carport undercover area at back of complex
- \* Shared laundry facilities
- \* Very low Body Corporate and low maintenance building
- \* Current lease expiring in April 2025

The Numbers:

- \* Body Corporate: Approx. \$41 per week (inclusive sinking, admin funds and insurance)
- \* Council Rates: Approx. \$2,000 per year
- \* Water Rates: Approx. \$1,100 per year
- \* Rental Appraisal moving forward: Approx. \$450 per week

Directly opposite the Broadwater, Mitchell Park, boat ramps. Walking distance to HOPA Ferry with destinations to HOTA - Home of the Arts, Marina Mirage, Sea World & Surfers Paradise, Gold Coast Aquatic Centre, Australia Fair, light rail and Southport CBD.

If interested, please contact Ana Tulloch on 0439 343 432 for more information or check our inspection times to come and visit! Video calls available for interstate buyers upon request.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.

## More About this Property

<b>Property ID</b>	2NNXF3E
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning

**Ana Tulloch 0439 343 432**  
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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.

