



Southport, 3/91 Queen Street

Charming & Affordable Ground-Floor Unit in Prime Southport Location!

Welcome to your new home or investment opportunity in the heart of Southport! Nestled on the highly convenient Queen Street, this ground-floor, 2-bedroom, 1-bathroom unit offers the perfect blend of convenience, comfort, and affordability.

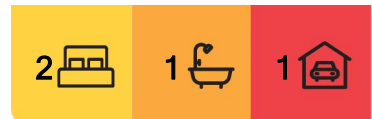
Recently refreshed with some renovations, this unit is move-in ready while still allowing you the freedom to add your own personal touch. Whether you're a first-home buyer looking to step into the market, a savvy investor seeking a high-demand location, or someone searching for an easy-care, ground-floor lifestyle, this property ticks all the right boxes.

Why You'll Love It:

-Effortless Living: Positioned on the ground floor for easy access-no stairs, no hassle. Ideal for downsizers, small families, or those who value convenience.



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
Offers Over \$500,000

View
ljhooker.com.au/ZYQF4K

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- Two Comfortable Bedrooms: Well-sized rooms with ample natural light, perfect for restful nights and cozy mornings.
- Open-Plan Living & Dining: A functional layout that maximizes space, making everyday living a breeze
- Updated Kitchen: Plenty of storage and bench space to cook up a storm, with potential to add your own flair.
- Neat & Tidy Bathroom: Fresh and functional, ready for you to enjoy.
- Private Outdoor Space: Enjoy a morning coffee or unwind after a long day in your own little outdoor area.
- Dedicated Car Space: Never worry about parking-your car has a home too!

Unbeatable Location, walk to Everything! Situated on Queen Street, you're just moments from:

- *G:link Light Rail —Quick and easy access to the Gold Coast's best spots
- *Southport CBD —Shopping, dining, and business hubs within minutes
- *Broadwater Parklands —Relax by the water and enjoy nature
- *Griffith University & Gold Coast University Hospital —A fantastic location for students and professionals alike
- *Australia Fair Shopping Centre —All your retail needs just around the corner

Key Financial Details:

- GCCC rates of \$2,400 per year approx
- Water rates of \$1,500 per year approx
- Rental Estimate of \$560 to \$580 per week approx
- Body corporate rate of \$41.97 per week approx

This unit offers incredible value in a high-growth area-an ideal choice whether you're looking for a first home, investment, or downsizing option. Affordable and low-maintenance, it's ready for you to move in or rent out immediately. Opportunities like this don't last long. Contact us today to arrange a private inspection and make this Southport gem yours!

More About this Property

Property ID	ZYQF4K
Property Type	Apartment
Including	Toilets (1) Built-in-Robes

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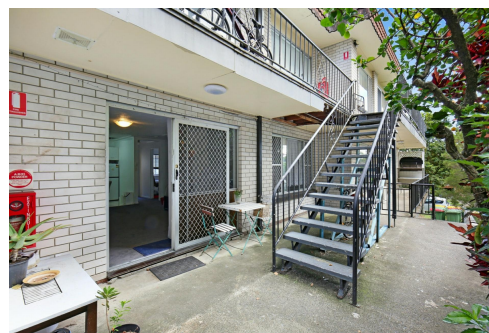
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Internal 67m²
External 9m²
Total 76m²
Car Space 18m²

-  2 Bed
-  1 Bath
-  1 Car



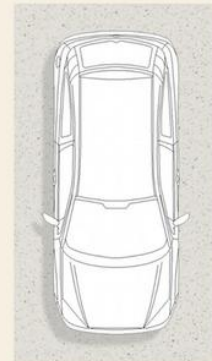
ALEX MCCORMACK 0411 510 099



Floor Plan



Location Map



Car Space
Approx. 3m x 6m
Car Space

BIANCO
STUDIO

Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.



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