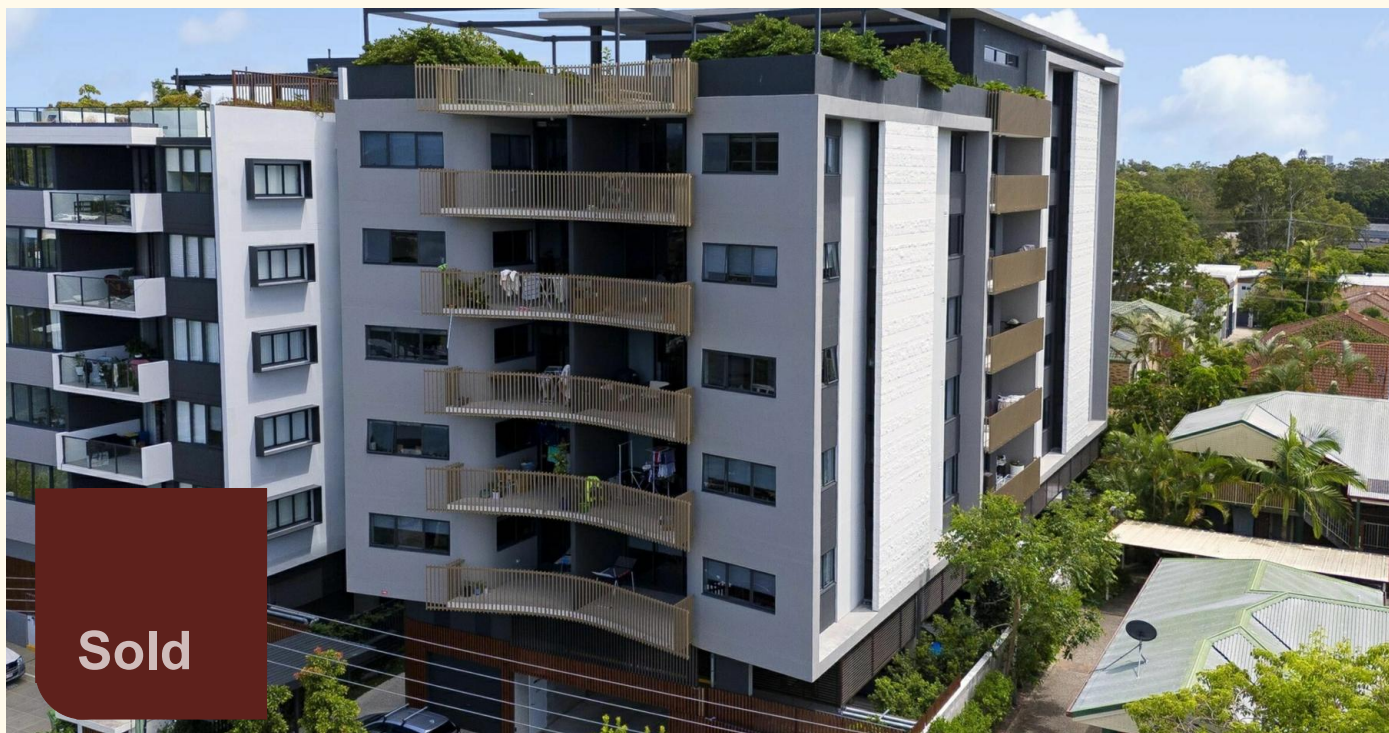


304/135 Eugaree Street, Southport

SOLD BY LUKE PETERS

Welcome to Apartment 304 at The Mill 2 Southport, a standout opportunity for first home buyers and savvy investors to secure a near-new, architecturally refined apartment in the heart of the Gold Coast CBD. Vacant and ready for immediate occupancy, this impeccably maintained residence presents as brand new, showcasing a level of finish and build quality rarely found in modern apartment living. Every detail has been thoughtfully considered, delivering a home that is both visually striking and highly functional!

Perched on Level 3, the apartment captures stunning skyline views from the private balcony, perfectly extending the open plan living area. Floor-to-ceiling glazing floods the interiors with natural light, while clean architectural lines and a refined, contemporary aesthetic create an immediate sense of quality and sophistication!

The apartment has been crafted with a sleek, modern design and premium materials throughout, featuring quality flooring, soft neutral tones, designer lighting and high-end fixtures that combine to form a timeless, elegant palette. The oversized kitchen is a true centrepiece, finished with streamlined cabinetry, stone benchtops, quality appliances and exceptional storage, offering both style and practicality while seamlessly connecting to the lounge, dining and balcony for effortless entertaining!

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FOR SALE

Expressions of Interest

AGENTS

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AGENCY

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



For year-round comfort, the home is fitted with three split system air conditioning units to both bedrooms and the main living area, allowing individual climate control throughout the apartment. This ensures a comfortable living environment in every season, cool and refreshing in summer, warm and cosy through winter!

Both bedrooms enjoy impressive outlooks and generous proportions, each complemented by excellent storage solutions. The master suite is a luxurious retreat, complete with a beautifully fitted walk-through robe and a sophisticated ensuite featuring a double vanity, oversized shower and premium tapware, all enhanced by an abundant of natural light. The main bathroom mirrors this level of finish, boasting a timeless design with quality fixtures and a calm, spa-like feel.

Designed for modern living, the apartment includes ample storage throughout, a highly sought-after separate laundry, and the added convenience of an external storage cage, reinforcing the intelligent design and superior functionality of the apartment

Beyond the apartment itself, The Mill 2 delivers a well-considered lifestyle offering with secure building access, visitor onsite parking and additional street parking, ensuring convenience for both residents and guests. The apartment includes an allocated, undercover and secure car space, providing peace of mind and everyday practicality in a highly sought-after CBD location. Residents also enjoy access to exceptional rooftop amenities, including BBQ facilities, outdoor seating and breath-taking skyline views, an extension of the refined lifestyle The Mill is renowned for!

Immaculately presented and built to a high standard, this apartment offers strong rental appeal, low-maintenance living and an exceptional opportunity in a prime CBD location. Available now and ready to move straight in, this is a must-inspect opportunity that will not last long. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Rental Appraisal - \$800 p/w - \$850 p/w

- + Apartment 304 in the highly sought-after The Mill 2, Southport
- + Near-new build, impeccably maintained and presenting as brand new
- + Vacant and ready for immediate occupancy
- + Level 3 position with stunning city skyline views
- + Open-plan living, dining and kitchen flowing seamlessly to the balcony
- + Oversized, designer kitchen with stone benchtops, quality appliances and ample storage
- + Sleek modern design with premium finishes and a timeless neutral colour palette
- + Split system air conditioning to both bedrooms and the main living area for year-round comfort
- + Two generously sized bedrooms, both with excellent storage and impressive outlooks
- + Master suite with walk-through robe and luxe ensuite featuring double vanity and oversized shower
- + Stylish main bathroom with abundant natural light and quality fixtures
- + Rare separate laundry, not in the kitchen or bathroom
- + Ample internal storage plus external storage cage
- + Secure building with intercom access
- + Allocated undercover secure car space
- + On-site visitor parking plus additional street parking
- + Resort-style rooftop amenities with BBQ facilities, outdoor seating and breath-taking skyline views
- + Strong rental appeal and low-maintenance lifestyle

+ Ideal for first home buyers and savvy investors alike

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	1W5QF47
Property Type	Apartment
House Size	98 m2
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

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304/135 Eugaree St
Southport

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Internal: 88m²
Covered External: 10m²
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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