



## Southport, 5/14-16 Spendelove Avenue

Perfectly Positioned: Your Shortcut to City Living

Discover this exceptional ground-floor apartment in Southport, perfect for both living or investing.

Motivated seller! This vacant property has just been reduced in price, making it an excellent opportunity for both buyers looking to move in and investors seeking a prime asset. Ready for immediate occupancy, this home offers a blank canvas for your personal touch or potential rental income. Don't miss out!

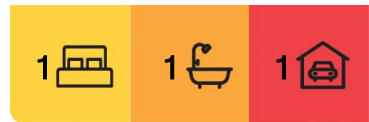
Ideally positioned in a quiet street just a short walk from the CBD, this unit is close to Ferry Road Markets, the Medical Precinct, and Queen Street Village.

With transport only 50 meters away and a variety of restaurants, schools, and shopping options just minutes by car, convenience is at your doorstep.

This well-maintained unit is located within the sought-after Allamanda complex and



**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**  
\$479,000

**View**  
[ljhooker.com.au/ZMTF4K](http://ljhooker.com.au/ZMTF4K)

**Contact**  
**Alex McCormack**  
0411 510 099  
[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

**Ben Latimer**  
0402 921 314  
[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**LJ Hooker Southport**  
**(07) 5591 5222**

features:

- Spacious Layout: 52m<sup>2</sup> of internal living space plus a 36m<sup>2</sup> open-air terrace
- Comfortable Living: One bedroom with built-in wardrobe, and one bathroom
- Added Convenience: Security screens, storage shed on the terrace, and designated underground security parking
- Leisure Amenities: Enjoy the lovely in-ground pool with plenty of space to relax

Key Financial Details:

- GCCC Rates: Approximately \$2,050.00 per year approx
- Water Rates: Approximately \$1,160 per year approx
- Body Corporate Fees: \$69.94 per week approx
- Rental estimate of \$520 per week approx

This quality apartment offers excellent value and is sure to attract considerable interest from both buyers and investors.

Contact Alex today to book in your inspection.

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Southport or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information is approximate only.

## More About this Property

<b>Property ID</b>	ZMTF4K
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1) Courtyard Balcony Secure Parking

**Alex McCormack 0411 510 099**

Principal/Licensee | [amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

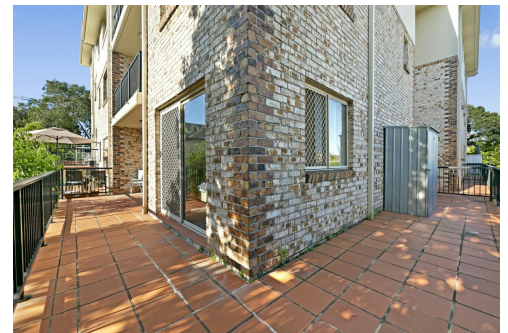
**Ben Latimer 0402 921 314**

Sales Consultant/Director | [blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**LJ Hooker Southport (07) 5591 5222**

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street, SOUTHPORT  
QLD 4215

[southport.ljhooker.com.au](http://southport.ljhooker.com.au) | [southport@ljhooker.com.au](mailto:southport@ljhooker.com.au)

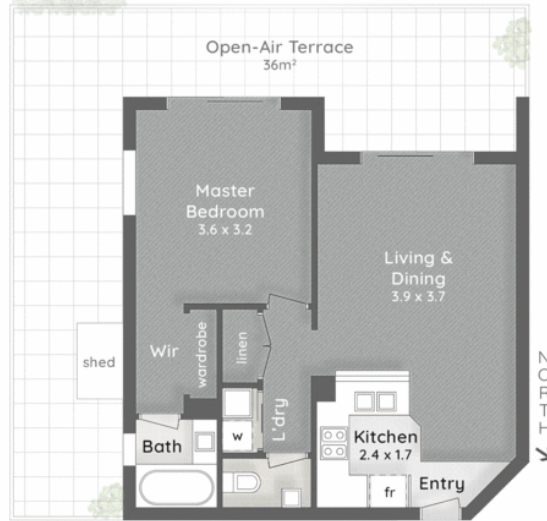


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:: FLOOR PLAN  
Basement



:: FLOOR PLAN  
Ground Floor



:: LOCATION MAP

POINTS OF INTEREST

1. ALLAMANDA RESIDENCES
2. Ferry Road Market
3. Sundale Bridge (Connects to M1)
4. Glink Light Rail Station
5. Australia Fair Shopping Centre
6. Broadwater Parklands
7. Smith Street (Connects to M1, Griffith Uni & GC Public & Private Hospitals)

ALLAMANDA RESIDENCES

5/14-16 Spindelove Avenue SOUTHPORT

1 Bed   1 Bath   1 Car

Internal 52m<sup>2</sup> | Terrace 36m<sup>2</sup> | Total 88m<sup>2</sup> or 9 Squares



Ben Latimer 0402 921 314  
Alex McCormack 0411 510 099

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