

## Southport, 512/1 Como Crescent

An Investors Dream !

Welcome to 512/1 Como Crescent. Situated within the highly sought after Brighton Shores. A dual key investment opportunity with only one body corporate and a single set of rates, this property offers incredible value and simplicity for its owner.

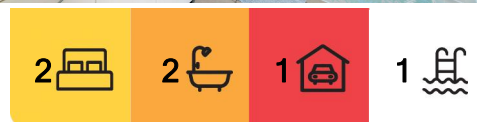
With stable, income-generating tenants already in place, 512/1 Como Crescent offers immediate cash flow and long-term growth potential.

This property is perfectly positioned in the heart of Southport, with immediate access to the light rail, Metro Woolworths, and a wide range of popular dining options. It offers functionality, convenience, and endless potential.

Enjoy stunning views of the Broadwater, or step outside to take a refreshing dip in one of the two on-site pools. Work out in a fully equipped gym, host gatherings in the BBQ area, or relax in the billiard room with friends.



**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 \$889,000

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[ljhooker.com.au/ZTCF4K](http://ljhooker.com.au/ZTCF4K)

**Contact**  
**Ben Latimer**  
0402 921 314  
[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)  
**Alex McCormack**  
0411 510 099  
[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

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

#### Unit A Features Include:

- Open plan living and dining areas filled with natural light
- Functional U-shaped kitchen with plenty of pantry storage
- Bright east-facing balcony with views of Southport CBD
- One spacious bedroom with built-in wardrobe
- Spacious bathroom with newly installed toilet

#### Unit B Features Include:

- Separate laundry with dryer
- Bedroom with ensuite
- Open plan living and kitchen area with dishwasher.
- Storage/wardrobe in living area
- Floor to ceiling windows with views of Southport CBD

#### Key Financial Info:

Water Rates: \$1,330 per year approx

Council Rates: \$2,600 per year approx

Body Corporate: \$131.12 per week approx

#### Rental Appraisals:

Unit A: Tenanted \$600 p/w ending 30th September 2025 with a rental appraisal of \$650 p/w approx

Unit B: Tenanted \$500 p/w ending 23rd March 2025 with a rental appraisal of \$550 p/w approx

You will not find a better investment opportunity on the Gold Coast in such a sought-after location. Do not miss out on this rare find, contact Ben today for more details!

## More About this Property

<b>Property ID</b>	ZTCF4K
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Pool Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

#### Ben Latimer 0402 921 314

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

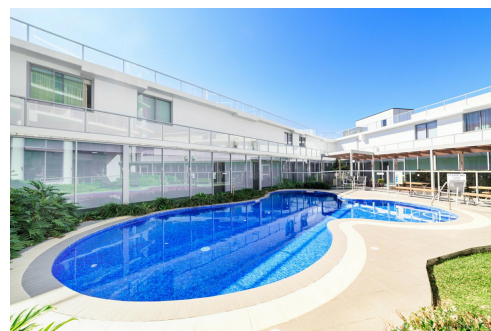
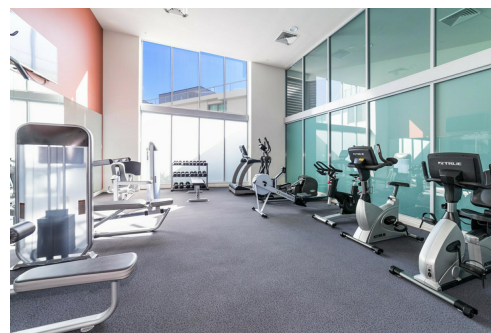
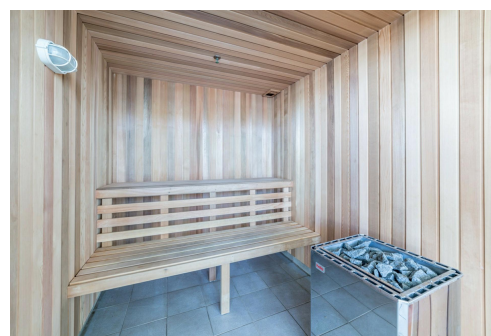
#### Alex McCormack 0411 510 099

Principal/Licensee | [amccormack.southport@ljhooker.com.au](mailto:amccormack.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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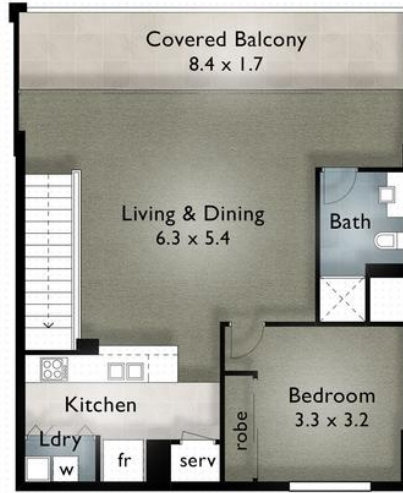
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# 512/1 Como Crescent SOUTHPORT

Lower Floor 56m<sup>2</sup> | External 73m<sup>2</sup> | Balcony 15m<sup>2</sup> | Total 144m<sup>2</sup> or 16 Squares  
 Shores Apartments | 2 Bedrooms | 2 Bathrooms | 1 Car



Ben Latimer | 0402 921 314



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