

## Southport, 58/30 Marine Parade

Leave The Car At Home!!

Discover the epitome of modern living in Southport, where convenience meets luxury!

This meticulously designed 1 bedroom unit is located on the top floor of the Grandview Apartments which is a boutique 10 storey complex positioned right next to the iconic Australia Fair Shopping Centre and across the road to the fabulous Broadwater Parklands.

Property Features:

- 1 spacious bedroom with built in wardrobe and air conditioning.
- 1 modern bathroom which includes the built in laundry with washing machine and dryer included
- Open plan, modern kitchen with island bench, ample cupboards, bench space and updated appliances inc dishwasher



**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.

**SOLD**

1

1

1

**For Sale**

Offers over \$399,000

**View**

[ljhooker.com.au/YU2F4K](http://ljhooker.com.au/YU2F4K)

**Contact**

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

- Views of the pristine Broadwater and Surfers Paradise
- Secure parking space
- Secure complex with fantastic amenities including lift, inground pool and BBQ area.

Location is everything and this unit truly shines in that regard. Australia Fair is a 20m walk where you have a world of dining, shopping and entertainment options right on your doorstep. The Broadwater parklands, famous for its walking and cycling paths, playground, and water activities are directly across the road- 100m away, offering endless outdoor enjoyment.

Whether you're a first-time buyer, a savvy investor, or someone looking to downsize without compromising on quality, this 1-bedroom unit offers the perfect opportunity to experience Southport's vibrant lifestyle.

Key financial Information:  
GCC Rates- \$1,800 PA  
Water Usage- \$1,200 PA  
Body Corporate: \$86.50 PW  
Rental Appraisal- \$520 PW

Currently vacant and ready to move straight into, call today to book your inspection.

## More About this Property

Property ID	YU2F4K
Property Type	Apartment
Including	Air Conditioning Dishwasher

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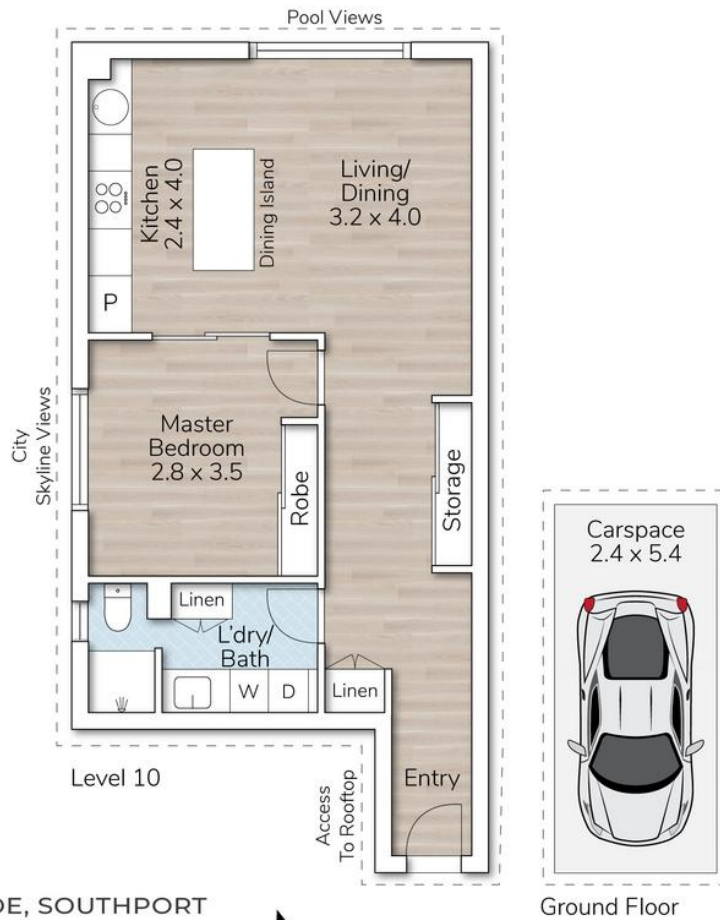
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INTERNAL AREA:	63M <sup>2</sup>	
EXTERNAL AREA:	13M <sup>2</sup>	
TOTAL AREA:	76M <sup>2</sup>	
		
1	1	1

## 58-30 MARINE PARADE, SOUTHPORT

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.