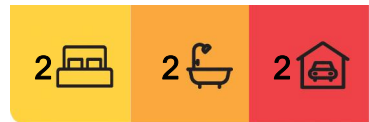




## Southport, 58/61 North Street

### THE HEART OF SOUTHPORT



**For Sale**  
Offers Over \$599,000

**View**  
By Appointment

**Contact**  
**Michael Levonis**  
0414 323 997  
mlevonis.southport@ljhooker.com.au

- \*Investors take note.....
- \*Third level 2 bedroom unit with ensuite and balcony to main bedroom.
- \*Spacious 97m2 unit with 2 balconies.
- \* Very neat clean and tidy unit in original condition.
- \*Ideal renovator.
- \*Well-appointed kitchen with granite benchtops, dishwasher, rangehood.
- \*Fully secured building with basement security car parking.
- \*Swimming pool spa and BBQ area.
- \*Excellent long term tenants currently rented a \$600- week with lease until 14th November 2025. (when refurbished rent appraisal is \$650-plus per week)
- \*An easy walk to the newly refurbished Australia Fair shopping and restaurant complex, the local Workers Club and Southport RSL.
- \*Only a few minutes' walk to the magnificent Broad Water, parklands with, swim beach, BBQ and picnic facilities, children's play areas, Olympic standard aquatic centre and



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

**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.

associated facilities, and the Southport CBD.

\*10 minutes' drive to Griffith Uni and the new Gold Coast Hospital.

\*50 minutes' drive to Brisbane CBD or take the train from Nerang.

\*An outstanding investment in the heart of one of the Gold Coast's major growth suburbs.

#### Key Financial Information:

- Currently rented at \$600 week until November 2025
- Rental appraisal if renovated is \$640 to \$680 per week
- Body corporate fees are approx. \$102.22 per week
- Council Rates: \$2,600 per year approx
- Water Rates: \$1,610 per year approx

Disclaimer- (the photos have digital furniture inserted in the living area and bedrooms)

## More About this Property

<b>Property ID</b>	102YF4K
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Liveability

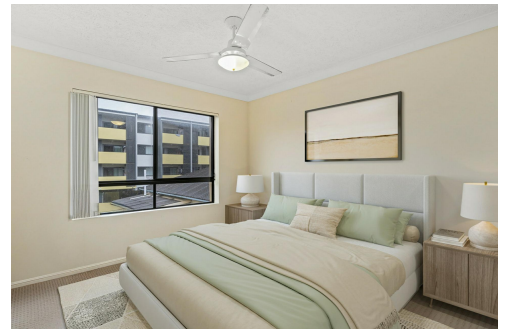
**Michael Levonis 0414 323 997**

Salesperson | [mlevonis.southport@ljhooker.com.au](mailto:mlevonis.southport@ljhooker.com.au)

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58/61 NORTH STREET, SOUTHPORT

 2  2  2

Internal: 82m<sup>2</sup> | External: 11m<sup>2</sup> | Total: 93m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

