

Southport, 703/50 Marine Parade

Pivotal Point Perfection, Broadwater Views From Every Room

Southport's premier hi-rise building offers unrivalled position, breathtaking Broadwater views and superb amenities.

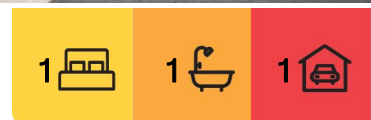
Conveniently located right next to Australia Fair shopping centre and across the road from the Broadwater Parklands and only a few hundred metres to the G-Link station. You can leave the car at home, walk to coffee shops, bars, restaurants, and everything that Southport CBD has to offer.

Welcome to your dream home. This stunning 1-bedroom apartment boasts superb north-facing Broadwater views from the 7th floor. The spacious living area is perfect for entertaining, boasting 87m2 in usable space. Recently renovated, the kitchen offers ample bench and cupboard space, with new paint giving it a light and airy feel.

Featuring:



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
UNDER CONTRACT

View
ljhooker.com.au/ZCGF4K

Contact
Alex McCormack
0411 510 099
amccormack.southport@ljhooker.com.au

Ben Latimer
0402 921 314
blatimer.southport@ljhooker.com.au

LJ Hooker Southport
(07) 5591 5222

- Resort style facilities —pool, spa, gym (under renovation), newly renovated residents lounge, gaming area with pool table, foosball table, table tennis, and hacky sack toss
- Secure underground carspace with storage cage
- Walking distance to Australia fair, the Broadwater, G-Link and countless restaurants and cafes
- Near new kitchen, bigger than most homes
- Separate bedroom with built in wardrobe
- Plenty of storage space
- Rental appraisal of \$640 -\$680 per week
- Ducted air conditioning
- North facing with enviable views

Key financial information:

- GCCC rates and water of approx. \$3,000 per year
- Body corporate of \$110.90 per week approx.

Auction on site at 1pm on the 11th May. Don't miss this opportunity to secure this excellent apartment in one of the best buildings in the high growth corridor of Southport.

More About this Property

Property ID	ZCGF4K
Property Type	Apartment
Including	Ducted Cooling Balcony Built-in-Robes

Alex McCormack 0411 510 099

Principal/Licensee | amccormack.southport@ljhooker.com.au

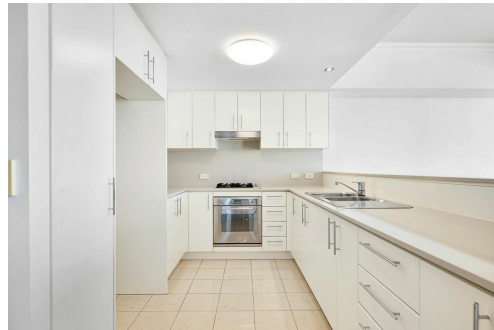
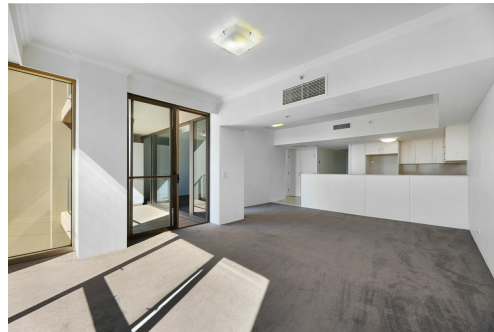
Ben Latimer 0402 921 314

Sales Consultant/Director | 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

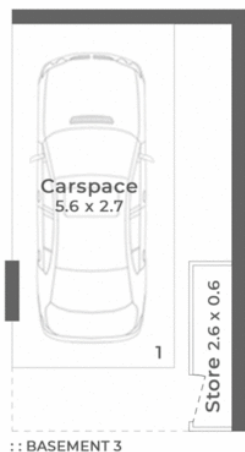
southport.ljhooker.com.au | southport@ljhooker.com.au



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.

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

BROADWATER &
PACIFIC OCEAN VIEWS



:: BASEMENT 3



:: LEVEL 7

POINTS OF INTEREST

1. PIVOTAL POINT
2. Queen Street Village
3. G:link Light Rail Station
4. Sundale Bridge (Connects to Main Beach)
5. Meriton Retail Precinct Sundale Southport
6. Australia Fair Shopping Centre
7. Broadwater Parklands
8. Smith Street (Connects to M1, Griffith Uni & GC Public & Private Hospitals)
9. Chinatown, Gold Coast
10. Ferry Road Markets



::: LOCATION MAP

PIVOTAL POINT 703/50 Marine Parade SOUTHPORT

1 Bed 1 Bath 1 Car + Store

Internal 77m² | Balcony 10m² | Total 87m²
Carspace & Store 17m²



Alex McCormack 0411 510 099 | Ben Latimer 0402 921 314

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

pdc.



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.