



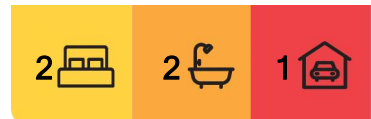
## Southport, 72/61 North Street

### BEAUTIFULLY REFURBISHED THIRD LEVEL 2 BEDROOM APARTMENT.

- Very centrally Located in the heart of Southport only a few minutes' walk to the magnificent Broadwater and Parklands, swim beach, the Southport Aquatic Centre, Australia Fair Shopping and restaurant complex.
- Walking distance to restaurants pubs and clubs.
- Easy walk to the Southport CBD, light rail system & public transport.
- 5 minutes' drive to Griffith Uni and the Gold Coast University Hospital.
- Third level 2 bedroom apartment with 2 balconies, and ensuite in the main bedroom.
- Newly refurbished with carpet, paint, curtains, electrical and air conditioner.
- Spacious living with views over the tropical gardens and adjacent parklands from the second balcony.
- Floor area 96 m2 including both balconies.
- Resort style complex with swimming pool and BBQ area.
- Full security building including the basement car park.



**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 Above \$630,000

**View**  
[ljhooker.com.au/ZY9F4K](http://ljhooker.com.au/ZY9F4K)

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

### Key Financial Information:

- Excellent long-term tenant, currently rented at \$630 per week, ending 16/11/2025
- Rental appraisal of approx \$650 per week
- Body corporate fees are approx. \$98.83 per week
- Council Rates: \$2,597 per year approx
- Water Rates: \$1,307.32 per year approx

Disclaimer- (the photos have digital furniture inserted in the living area and main bedroom.)

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | ZY9F4K  |
| <b>Property Type</b> | Apartment   |
| <b>Including</b>     | Air Conditioning<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Secure Parking |

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72/61 NORTH STREET, SOUTHPORT

 2  2  1

Internal: 79m<sup>2</sup> | External: 14m<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.

