



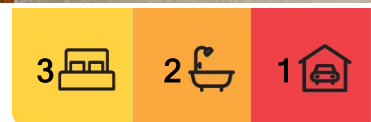
Southport, Unit 8 Northern/100 Cotlew Street East

"ADELPHI SPRINGS" SOUTHPORT

Unit 8 Northern/100 Cotlew Street, Southport.

Set amongst 10 acres of beautifully landscaped and manicured gardens, is "ADELPHI SPRINGS", a superb, elegant mediterranean styled gated community. Quiet and private, yet only minutes to Surfers Paradise's magnificent beaches and all the wonderful amenities that the Gold Coast lifestyle has to offer.

- * Multi award-winning elegant Mediterranean style complex
- * 10 acres, beautifully landscaped and well maintained grounds
- * Nicely presented first level apartment
- * Very private, very quiet location
- * Private entry foyer
- * Open plan living and dining area



For Sale
Offers above \$998,000

View
ljhooker.com.au/ZVZF4K

Contact
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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.

- * Main bedroom with walk-through robe and ensuite
- * Plus, third room suitable as a study, multimedia room or third bedroom
- * Separate laundry off the kitchen
- * The main living area opens out to a spacious private balcony / outdoor entertainment area
- * Ceiling fans throughout plus air conditioning in the main bedroom and living area
- * Single lock up garage

RESORT STYLE FEATURES INCLUDE :

- * Full security gated community
- * Two outdoor swimming pools
- * Indoor heated magnesium swimming pool and spa
- * Gymnasium and BBQ area
- * Only minutes to the prestige TSS Grammar School, The Ferry Road Markets, Brickworks, restaurants and shopping complex, Southport Park shopping Centre, Southport CBD, China Town restaurant precinct, Surfers Paradise surf beaches and Chevron Island restaurant and boutique shopping
- * Only 15 minutes' drive to Nerang train station and 50 minutes' drive to Brisbane CBD
- * Pet friendly complex with body corporate consent
- * Inspection welcome during the advertised open times or with 24 hours' notice.

Key Financial Information:

- GCCC Rates: \$2,050 per year approx
- GCCC Water Rates: \$1,740 per year approx
- Rental Estimate: \$850 to \$900 per week approx
- Body Corporate: \$2,053.53 per quarter approx

Don't miss out on the chance to own a beautiful apartment in this highly sought-after complex in the booming suburb of Southport. For more details, reach out to Michael on 0414 323 997.

More About this Property

Property ID	ZVZF4K
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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8/100 COTLEW STREET EAST, SOUTHPORT

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Internal: 127m² | External: 41m² | Garage: 18m² | Total: 186m²

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.

