



## Southport, 5 Margaret Street

### A Stunning Place To Call Home

Welcome to 5 Margaret Street, a home designed with every comfort and luxury in mind. Recently built to encompass the ultra-modern with a warm and welcoming ambience, you'll feel right at home from the moment you walk through the front door.

Split over two levels, downstairs you'll find the well-equipped living area, crafted for the entertainer with stylish marble style floors, sleek kitchen with an abundance of bench space and butlers pantry and a spacious combined dining and lounge that flows seamlessly out to the entertaining area offering plenty of space for a family BBQ and a gorgeous pool with water feature to beat the heat on those hot summer days.

Up the stained, hardwood staircase are three bedrooms all with built ins and designed with enough space to provide each occupant with their own light-filled



**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 Over \$1,200,000

#### View

[ljhooker.com.au/z73f4k](http://ljhooker.com.au/z73f4k)

#### Contact

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

sanctum. The master suite and fourth bedroom is a true 'parents retreat', set away from the other bedrooms and separated by a upstairs sitting area, you'll never want to leave your private balcony, practical walk in wardrobe and ensuite featuring a large jacuzzi style bath.

Features you'll love:

- Close to all of the essentials — minutes' drive to Queen Street Village, great schools including T.S.S and St Hilda's, Australia fair, the Broadwater Parklands and easy access to Griffith University, Gold Coast University Hospital and public transport
- Ceiling fans and air conditioning throughout
- Single Garage with opportunity to convert to another living area, bedroom or gym room
- Plenty of storage with ample cupboard space, built in's and a storage area off the garage that could be converted to a bathroom
- Separate laundry downstairs
- Wash closet downstairs
- Low maintenance gardens with minimal mowing required
- Fully fence rear yard
- Entertainers kitchen with breakfast bar, modern appliances and butlers pantry with second sink
- Light filled, modern and low maintenance home, perfect for the busy family or executive couple
- Rental appraisal of \$1,200 per week approx
- GCCC rates and water of approx. \$3,200 per year

This is the perfect opportunity to secure a near new home without the stress of building. Somewhere to live, grow and enjoy for years to come or a great addition to your investment portfolio in the heart of Southport's growth corridor. Contact Alex on 0411 510 099



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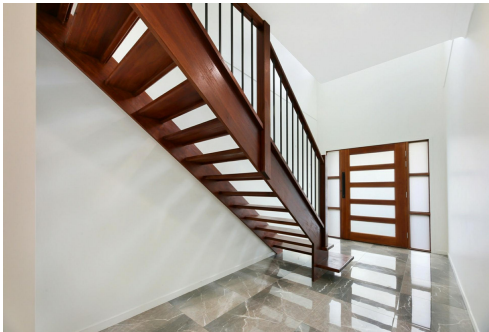
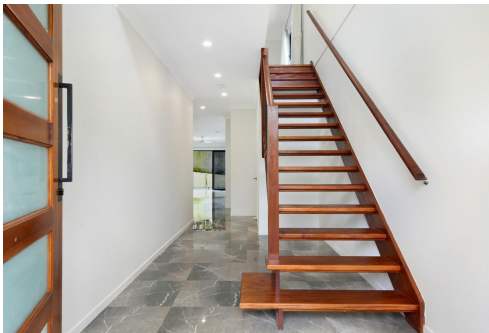
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# More About this Property

Property ID	Z73F4K
Property Type	House
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes

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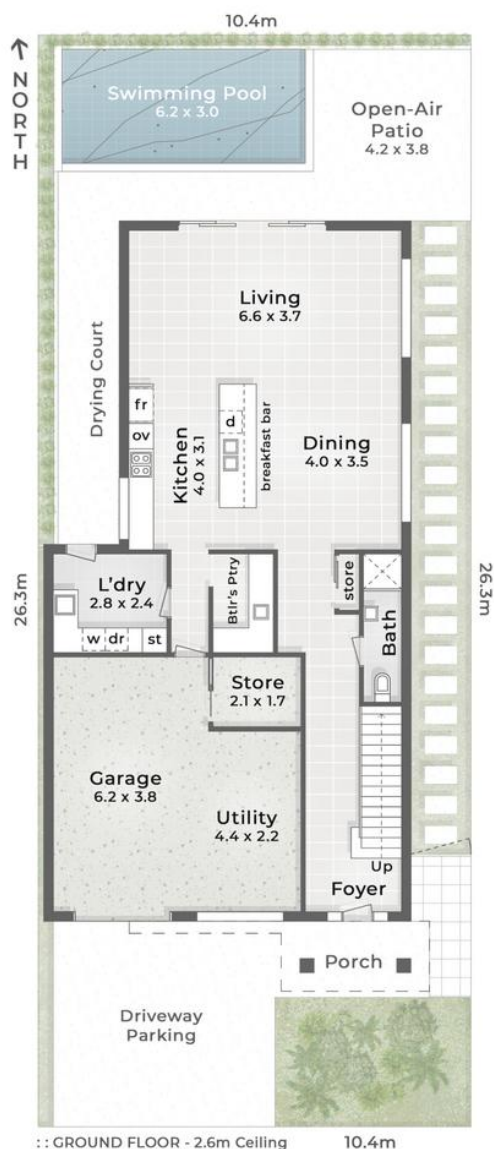
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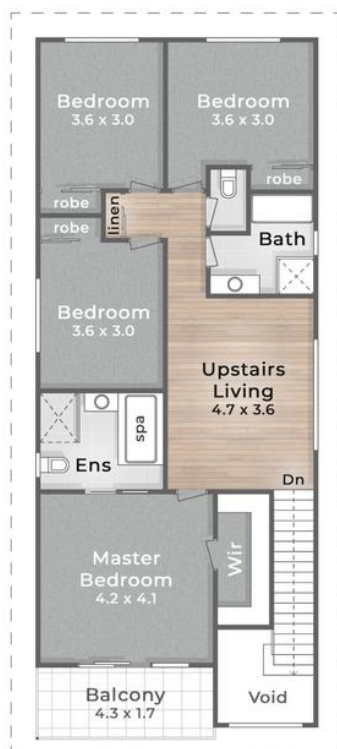




:: GROUND FLOOR - 2.6m Ceiling 10.4m

## MARGARET STREET

5 Margaret Street SOUTHPORT



:: FIRST FLOOR

### POINTS OF INTEREST

1. 5 MARGARET STREET
2. Griffith University
3. Griffith University Hospital
4. Gold Coast Chinatown
5. Chirn Park Shops, Cafes & Restaurants
6. Southport State School | 7. St Hilda's School
8. Queen Street Village
9. The Southport School (TSS)
10. Australia Fair | 11. G:link Tram Stops



:: LOCATION MAP

Internal 237m<sup>2</sup> | 4 Bed | 3 Bath | 1 Car + Off-Street

Internal 237m<sup>2</sup> | Porch, Patio & Balcony 27m<sup>2</sup> | Total 264m<sup>2</sup>



Alex McCormack 0411 510 099 | Ben Latimer 0402 921 314

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