

## Southport, 60 Benowa Road

NEST OR INVEST IN A PRIME SOUTHPORT LOCATION TODAY

Neatly presented three-bedroom family residence situated in a prime Southport location just a stone's throw from the Southport CBD and offering huge rebuild potential in the years to come for those buyers looking for an asset with loads of potential upside. Featuring an amazing Poinciana tree which takes pride of place in the front yard and loads of parking space for anyone needing to park a caravan, boat or trailer, this property would make an exceptional first home or could also be the perfect addition to the investment portfolio.

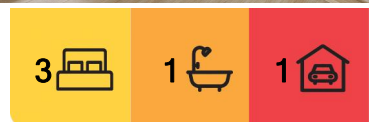
This Property Also Includes;

A beautifully low maintenance and very useable 534m<sup>3</sup> block with easy vehicle access

Three good size bedrooms all with fans and built in robes

Functional country style kitchen featuring timber benches and a stand-alone cooker

Single lock up garage and loads of additional off-street parking space for anyone needing



**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/5GKMF41](http://ljhooker.com.au/5GKMF41)

**Contact**  
**Michael Folkard**  
0402 656 246  
[michael@ljhgc.com.au](mailto:michael@ljhgc.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 Nerang**  
**(07) 5581 4422**



to park a boat, trailer or caravan  
 Electric gated entrance for added security  
 Separate laundry with direct access to the rear of the home and clothesline  
 Covered alfresco space at the front of the home with an incredible outlook to the amazing poinciana tree which takes pride of place in the front yard  
 Refurbished main bathroom with bathtub, shower and separate toilet provided  
 LED downlights throughout the home to help conserve electricity consumption  
 Roller blinds installed to windows throughout the home for added privacy  
 Air-conditioned open plan living scheme with an abundance of natural lighting

An insanely convenient location literally just walking distance from the Southport Park Shopping Centre, The Nest Early Education Centre of Excellence, Brickworks Ferry Road and the highly regarded TSS (The Southport School).  
 Australia Fair and the Broadwater Parklands are only a short drive from the property as well as some of the countries best beaches, cafes and restaurants.  
 To register your interest please contact Michael Folkard from LJ Hooker at your earliest convenience.

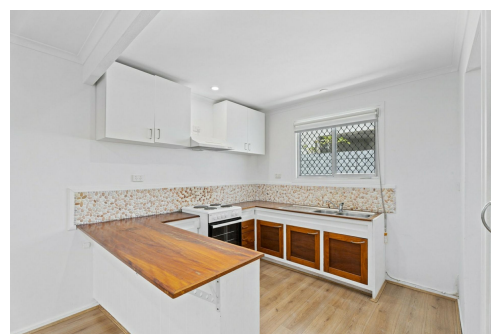
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## More About this Property

<b>Property ID</b>	5GKMF41
<b>Property Type</b>	House
<b>Land Area</b>	534 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

**Michael Folkard 0402 656 246**  
 Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

**LJ Hooker Nerang (07) 5581 4422**  
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60 BENOWA ROAD, SOUTHPORT

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Internal: 91m<sup>2</sup> | External: 22m<sup>2</sup> | Garage: 25m<sup>2</sup> | Total: 138m<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.

