

Southport, 2/120 Pohlman Street

Private and Peaceful on Pohlman

Situated in the exclusive 'Crystal Sands' complex of only four townhouses, this generous double storey home is ideally located within close proximity to schools, Griffith University, Gold Coast University Hospital, G-Link light rail, Australia Fair shops, restaurants and cafes. Promising a quiet yet convenient location only 10 minutes drive to Broadbeach and Surfers Paradise where you can utilise the amazing surf beaches and Harbour Town Shopping centre.

The floorplan has been thoughtfully designed to take advantage of every inch of space, the downstairs offering an open plan design that flows out to the undercover entertaining area and private courtyard. Upstairs you'll find a spacious landing with study area, three generous bedrooms with built-in robes and a renovated, stylish ensuite to the master plus a full size family bathroom.

Features include;



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.

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For Sale
SOLD

View
ljhooker.com.au/ZQDF4K

Contact
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LJ Hooker Southport
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- * Spacious living with designated dining area with new reverse cycle air-con
- * Undercover terrace flows out to a private and fully fenced courtyard
- * Open-plan kitchen appointed with dishwasher, new oven, new cooktop and new range-hood
- * Three bedrooms with built-in robes plus separate study area upstairs
- * Oversized master bedroom appointed with ceiling fan and renovated ensuite
- * Two bathrooms, full size main bathroom plus powder room and laundry
- * Fresh neutral colour scheme, ceiling fans throughout, good storage options
- * Lock up garage with internal access plus exclusive use parking space
- * Short distance to Queen Street Village, Australia Fair and the Sundale Precinct
- * Easy access to Smith Street, making commuting a breeze

Key financial information:

- * GCCC rates \$500 per quarter approx
- * GCCC water \$300 per quarter approx
- * Body Corporate \$73.85 per week approx.
- * Rental appraisal \$800 per week approx.

This townhouse presents excellent value and is the perfect spot for the owner occupier to settle into or addition to the savvy investors portfolio.
Contact Alex on 0411 510 099 for more information.

More About this Property

Property ID	ZQDF4K
Property Type	Townhouse
Including	Study Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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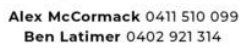


:: GROUND FLOOR (Not Actual Location)

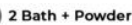
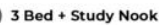
1. Entry Patio | 2. Side Access Gate
3. Covered Patio | 4. Open-Air Courtyard
5. Drying Court



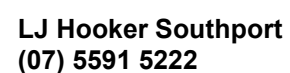
DRIVEWAY ACCESS TO
POHLMAN STREET



SOUTHPORT

Open-Air Courtyard 17m²

pdc.



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