



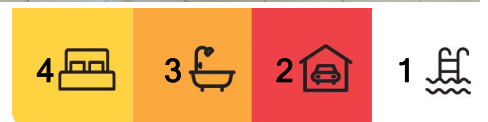
Southport, 5/5 Egerton Street

SOLD by Darrell Johnson 0403 803704 - LJ Hooker Ashmore

OUTSTANDING VALUE FOR MONEY ... SPACIOUS, QUALITY EXECUTIVE VILLA IN EXCLUSIVE SOUTHPORT LOCATION ... WALK TO TSS !!!

Located in Southport's exclusive "Blue Chip" TSS/Southport Park/Ferry Road Markets precinct, this sophisticated and light-filled three/four bedroom villa will appeal to the most discerning of buyers. "Egerton Terraces" is a private, leafy estate of just seven villas, and features off-street visitor parking, well-maintained, landscaped gardens and a sparkling swimming pool with BBQ area.

Set back from the street, this bright and airy villa welcomes you on the ground floor with a spacious open living area, gorgeous high ceilings and a large modern kitchen with high-end finishings. The living area opens out onto a private and leafy balcony overlooking the pool, garden and BBQ area.



For Sale
\$1,250,000

View
ljhooker.com.au/BWJ0F

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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 Ashmore
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On the upper level you will find three large and well-appointed bedrooms, including a luxurious Master retreat boasting large balcony and hi-rise views, stunning oversized ensuite and walk-in robe. A large fourth bedroom or rumpus/media room is also located on this level, to suit a variety of uses.

Key features of this value-packed home include ...

- * Highly-sought "Blue Chip" TSS location ... an easy stroll to The Southport School, Ferry Road Markets, Southport Park shopping centre, the Broadwater and numerous parks
- * High ceilings allow plenty of natural light with modern/contemporary design and fittings throughout
- * Light-filled open-plan living flowing easily to outdoor spaces
- * Covered outdoor al-fresco area overlooks the pool below
- * Powder room on the ground floor services all living spaces on this level
- * Gorgeous designer kitchen with Caesar-stone bench tops, breakfast bar and quality stainless steel appliances
- * The huge, stunning Master retreat boasts a large balcony offering hi-rise views, complete with large walk-in robe and stunning modern ensuite
- * Two additional queen-sized bedrooms both with built in robes, one with a balcony
- * Big 4th bedroom/media/rumpus room
- * Modern 2nd/family bathroom with separate toilet
- * Secure double lock up garage with additional off-street parking
- * Zoned ducted air conditioning over two levels
- * Community pool and BBQ area
- * Low body corp fees only \$80 per week
- * Fantastic tenants who would love to stay on (currently paying \$950 per week ... lease expires 3rd November)

The location is second to none - centrally located just moments from The Southport School (TSS), St Hilda's, Southport Park shopping centre, Ferry Road Markets, walk to the Broadwater, take a tram to Gold Coast University Hospital, Griffith University, Primary and Secondary Schools & local cafes, restaurants and bars, Southport Golf Club, The Gold Coast Turf Club and of course the iconic Surfers Paradise beaches !!!

You will love the natural light-filled space, the high ceilings and the over-sized bedrooms that this generous home offers, along with the highly-sought central & convenient location ... call your Southport area specialist Darrell Johnson on 0403 803704 for further info or to view this outstanding value-for-money property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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More About this Property

Property ID	BWJ0F
Property Type	Townhouse
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport Pool

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5/5 EGERTON STREET, SOUTHPORT

Bed 4 Bath 3 Car 2

Darrell Johnson 0403 803 704  **LJ Hooker**

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.visualmotion.com.au



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