







19/63 Queen Street, Southport

Affordable CBD Living!

Positioned within the secure, gated 'Melrose Place' complex, this well-presented one bedroom apartment offers an outstanding opportunity for first-home buyers looking to enter the Gold Coast property market or savvy investors seeking a low-maintenance, positively geared addition to their portfolio.

Perfectly located in the heart of Southport, just approximately 50 metres from the G light rail and within easy walking distance of the Southport CBD, Australia Fair Shopping Centre and the beautiful Broadwater Parklands, this apartment delivers the convenience of inner-city living with everything at your doorstep.

Inside, the apartment features a spacious, air-conditioned living area complemented by charming bay windows that invite natural light into the home. The functional layout includes a generously sized bedroom with built-in wardrobe, a well-appointed bathroom and a private balcony, providing a comfortable space to relax and unwind.

Property Features:

- One spacious bedroom with built-in wardrobe
- Generously sized bathroom
- One secure car parking space
- Air-conditioned living area

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.

1 1 1

FOR SALE
$449,000

VIEW
Sat 21st Nov @ 2:15PM - 2:30PM

AGENTS
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AGENCY
LJ Hooker Southport
(07) 5591 5222

LJ Hooker

- Spacious lounge with charming bay windows
- Private balcony
- Ceiling fans throughout
- Secure, gated complex
- Low-maintenance apartment living
- Excellent opportunity for first-home buyers and investors

Prime Southport Location:

- Approximately 50 metres to the G light rail station
- Walking distance to Australia Fair Shopping Centre and Southport CBD
- Moments from the Broadwater Parklands and waterfront walking paths
" Close to local cafés, restaurants and shopping
- Convenient access to Griffith University and Gold Coast University Hospital via light rail
- Easy connectivity to Surfers Paradise and surrounding Gold Coast destinations

Property Outgoings:
- Council Rates: Approximately $2,496.32 per annum
- Water Rates: Approximately $1,558.56 per annum
- Body Corporate Fees: Approximately $89.49 per week
- Sinking Fund Balance: $144,499.85

Whether you're taking your first step onto the property ladder, looking for a convenient place to call home or expanding your investment portfolio, this Southport apartment is an opportunity worth exploring.

Don't miss your chance to secure an affordable apartment in one of the Gold Coast's most convenient central locations!

Contact Ben Latimer on 0402 921 314 today for further information or to arrange your inspection. PLEASE NOTE: For inspections, kindly park in Owens Lane.

Disclaimer: In preparing this information, we have used our best endeavours to ensure it is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in preparing this document, LJ Hooker Southport accepts no legal responsibility for any loss or damage resulting from its content or use. Photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information are approximate only.

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MORE DETAILS

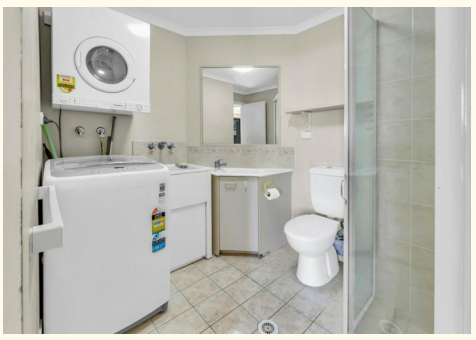
Property ID	1106F4K
Property Type	Unit
Including	Air Conditioning Built-in-Robes Secure Parking







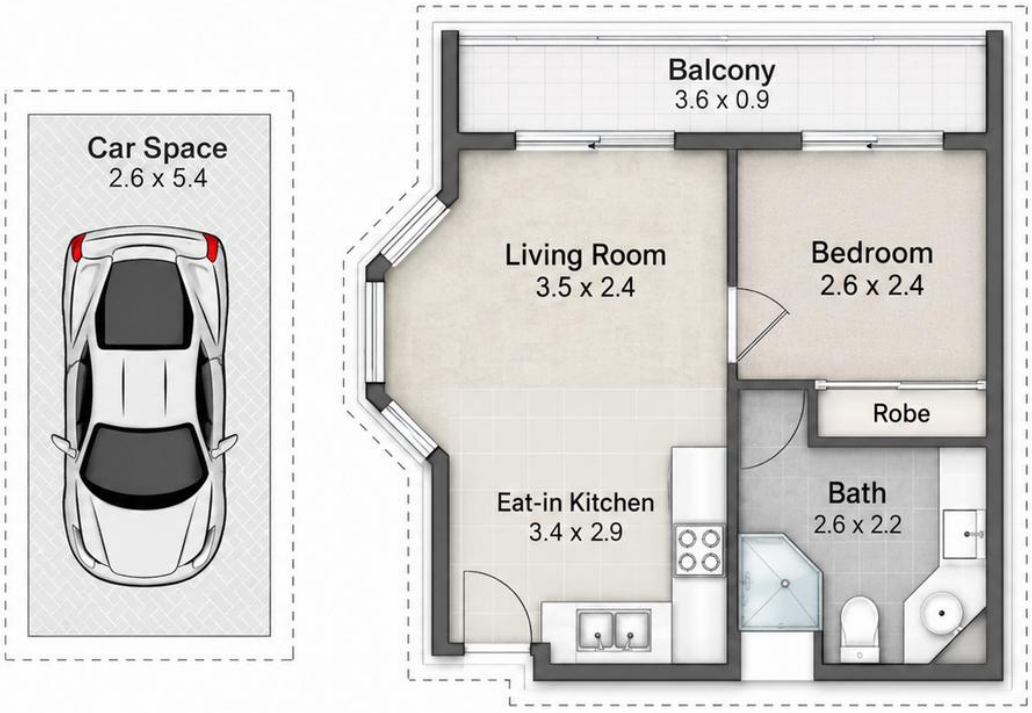




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19/63 Queen Street **SOUTHPORT**

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LJ Hooker Southport

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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