

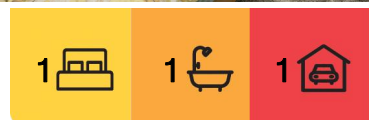
Southport, 19/63 Queen Street

Ideal Investment Opportunity in Melrose Place

This excellent 1-bedroom unit is nestled within the charming, gated community of 'Melrose Place'. Situated just 50 meters from the light rail and a short stroll from the Gold Coast CBD and the picturesque Broadwater, it offers ideal convenience for both owner-occupiers seeking a central location and investors looking for a solid rental return.

Highlights include:

- * 1 Bedroom
- * Air conditioning
- * Spacious lounge area with bay windows
- * Built-in wardrobe
- * Private balcony
- * Secure parking space
- * Easy access to light rail, CBD, and Broadwater Parklands
- * Generously sized bathroom



For Sale
Offers over \$380,000

View
ljhooker.com.au/ZNDF4K

Contact
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LJ Hooker Southport
(07) 5591 5222

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* Ceiling fans throughout

Financial details:

- * Council rates and water charges approximately \$2,920 per year
- * Body corporate fees of \$69.59 per week
- * Currently leased at \$500 per week, lease ending 5/2/25, with a rental appraisal of \$500 per week.

For more details or to arrange a viewing, contact Ben on 0402 921 314 today.

** For inspections, please park in Owens Lane**

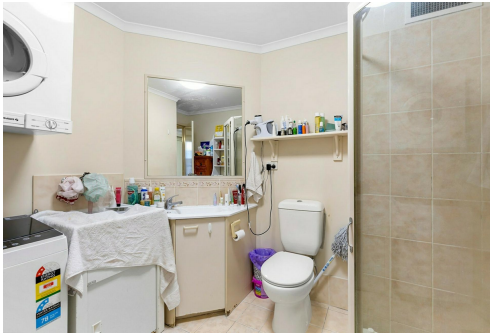
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More About this Property

Property ID	ZNDF4K
Property Type	Unit
Including	Air Conditioning Built-in-Robes Secure Parking

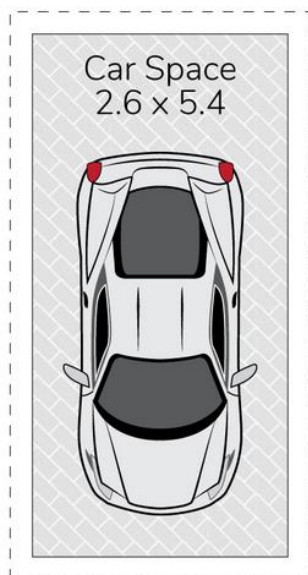
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19/63 QUEEN STREET, SOUTHPORT

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.



INTERNAL AREA:	30M ²	
EXTERNAL AREA:	19M ²	
TOTAL AREA:	49M ²	
		
1	1	1