



Southport, 2/9-11 Walton Street

Discover Fig Tree Cottage

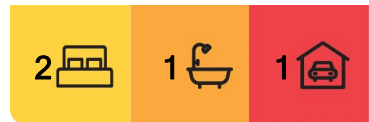
Welcome to your new home at the delightful 'Fig Tree Cottage' complex, where charm meets modern living. This unit offers two spacious bedrooms, a well-appointed bathroom, and an additional toilet for added convenience. The open plan living and dining areas provide a seamless space for relaxation and entertaining, complemented by a well-equipped kitchen with ample storage.

Step outside to enjoy the deck and porch, perfect for outdoor gatherings or a quiet moment in the fresh air. Ideally located, this property is within walking distance of Southport CBD Chirn Park, bus stops, and the stunning Broadwater, offering both tranquility and accessibility. There is an excellent tenant in the property until March 2025, paying \$425.00 per week, ensuring a steady rental income.

Situated on a large 1,079 m² block in a tightly held pocket of Southport, the unit presents a rare opportunity with long-term redevelopment potential, making it an excellent investment.



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.



For Sale
UNDER OFFER

View
ljhooker.com.au/ZHHF4K

Contact
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LJ Hooker Southport
(07) 5591 5222

Experience the best of Southport living in this beautifully appointed ground floor unit at 'Fig Tree Cottage.'

Features:

- 2 large bedrooms
- 1 bathroom with additional toilet
- Fans throughout
- Separate laundry
- Spacious open plan living and dining area
- Quiet location
- 900m to the Broadwater
- 1.3km to Australia Fair

Key financial information:

- Combined rates of \$2,500 per year approx
- Body corporate of \$107.27 per week approx
- Currently returns \$425 per week with an excellent tenant on a fixed lease ending 20/3/25
- Rental appraisal of \$500 per week approx

This property will sell fast! Contact Alex McCormack on 0411 510 099 to secure your inspection.

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein 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 the preparation of this document, no legal responsibility can be accepted by LJ Hooker Southport or any loss or damage resulting from the content or the use of this information. Any 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 is approximate only.

More About this Property

Property ID	ZHHF4K
Property Type	Unit
Including	Toilets (2) Deck

Alex McCormack 0411 510 099

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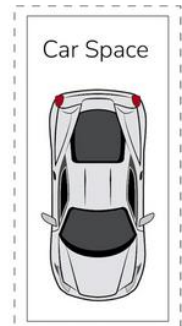
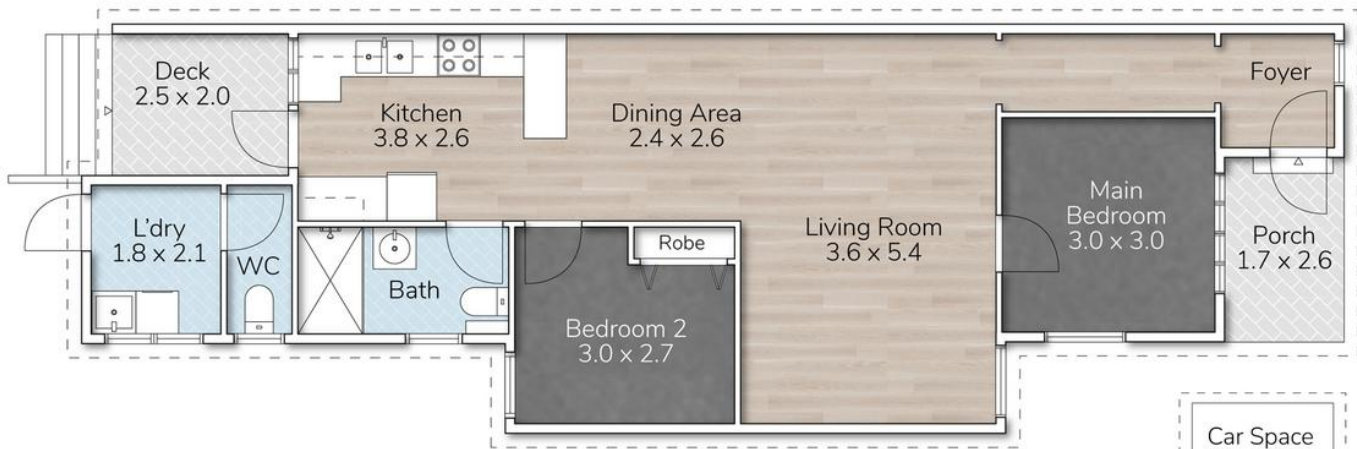
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(Not In Position)

INTERNAL AREA:	69M ²
EXTERNAL AREA:	11M ²
TOTAL AREA:	80M ²
	2
	1
	1

2/9-11 WALTON 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.



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