



## Southport, 3/9 Tate Street

Ground-Floor Gem in the Heart of Southport —Lifestyle & Investment in One!

Relax | Invest | Live Your Best Life

Step into a home that is more than just a place to live—it is a smart investment in your future. Whether you are an owner-occupier looking for a stylish, low-maintenance retreat or a savvy investor seeking strong rental returns, this ground-floor unit offers the perfect mix of lifestyle, convenience, and value.

A Home That Feels Effortless

- Two spacious bedrooms with built-in wardrobes —wake up refreshed every morning.
- Modern kitchen with ample storage —perfect for creating delicious home-cooked meals.
- Air-conditioned open-plan living —relax in total comfort, no matter the season.
- Light & airy interiors —a welcoming space to unwind or entertain.



**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**  
Offers Over \$500,000

**View**  
[ljhooker.com.au/ZYFF4K](https://ljhooker.com.au/ZYFF4K)

**Contact**  
**Alex McCormack**  
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[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

**Ben Latimer**  
0402 921 314  
[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**LJ Hooker Southport**  
**(07) 5591 5222**

- Neat & functional bathroom + separate laundry for everyday ease
- Private & secure ground-floor position —no stairs, just effortless living
- Move-in ready! Whether it is your dream home or an investment, you can enjoy it immediately.

#### Live Where Lifestyle Comes First

- Wake up and walk to the Broadwater-feel the fresh sea breeze as you start your day right.
- Brunch at your favourite café-Australia Fair, buzzing restaurants & boutique coffee spots just minutes away.
- Ditch the car! Walk to everything, with light rail & bus stops close by for seamless transport.
- Top-tier schools & universities at your doorstep-Southport State High is within walking distance, and Griffith University & Gold Coast University Hospital are just minutes away.
- Evening drinks by the water? Yes, please! With local pubs, bars, and restaurants within reach, every night feels like a mini getaway.

#### A Smart Investment Opportunity

- High rental demand in Southport's thriving CBD-attractive to professionals, students & medical staff
- Rental Appraisal: Approx. \$550 per week —strong returns for investors
- Low body corporate fees —keeping your costs down and your profits up, just \$60 per week approx.
- Prime location near transport, shopping, and education hubs-ensuring long-term growth & capital appreciation.

#### Key Financial Details:

- GCCC rates of \$2,050 per year approx
- Water rates of \$2,625 per year approx
- Rental Estimate of \$550 per week approx
- Body corporate rate of \$60 per week approx

Whether you are looking for a home that offers the ultimate convenience or an investment with fantastic growth potential, this opportunity will not last long. Contact Alex on 0411 510 099 for more information.



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | ZYFF4K  |
| <b>Property Type</b> | Unit  |
| <b>Including</b>     | Air Conditioning<br>Built-in-Robes<br>Remote Garage |

### Alex McCormack 0411 510 099

Principal/Licensee | amccormack.southport@ljhooker.com.au

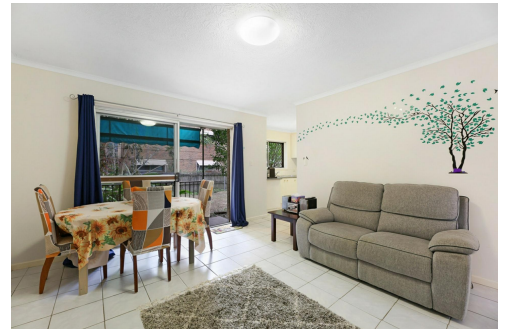
### Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

### LJ Hooker Southport (07) 5591 5222

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### 3/9 Tate Street Southport

Internal 56m<sup>2</sup>  
Covered Externals + Garage 20m<sup>2</sup>  
Total 76m<sup>2</sup>

- 2 Bed
- 1 Bath
- 1 Car



ALEX MCCORMACK 0411 510 099



### BIANCO STUDIO

#### Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.



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