



## Southport, 42/45 Pohlman Street

Inner City Living at Its Best!

Welcome to this fantastic 2-bedroom unit, perfectly positioned in the heart of Southport, within a sought-after complex of just 56 residences. Offering an unbeatable location, you are just a short stroll from Southport CBD, local cafes, and shops in the charming Queen Street Village. With easy access to the G: Link tram, this property provides excellent connectivity to the entire Gold Coast. The unit is freshly painted, ready for your personal touch, and in original condition, ideal for investors looking to add value. Whether you're a first-home buyer or savvy investor, this property presents an exciting opportunity to secure prime real estate in one of the Gold Coast's most vibrant areas.

### Unit Features:

- 2 large bedrooms with built-in wardrobes.
- Spacious open plan living/ dining area.
- North facing balcony overlooking complex pool.
- Freshly painted interior.



**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.

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### For Sale

Offers over \$500,000

### View

[ljhooker.com.au/ZWSF4K](http://ljhooker.com.au/ZWSF4K)

### Contact

**Alex McCormack**

0411 510 099

[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

**Ben Latimer**

0402 921 314

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

- Original condition, perfect for investors looking to add value with renovation.
- Bathroom and laundry combined
- Security car space for peace of mind
- Stroll to Southport CBD and enjoy the vibrant atmosphere.
- Explore the charming Queen St Village, with its unique shops and cafes.
- Catch the G: Link tram, just 100m from your doorstep, and connect to the rest of the Gold Coast

#### An Excellent Opportunity:

- Ideal for first-home buyers looking for an affordable entry into the market.
- A savvy investment opportunity, with potential for renovation and rental returns

#### Key Financial Details:

- GCCC rates of \$2,600 per year approx
- Water rates of \$1,740 per year approx
- Rental Estimate of \$550 to \$580 per week approx
- Body corporate rate of \$55.50 per week approx

With its unmatched location, potential for renovation, and rental upside, this property is an opportunity you will not want to miss. Contact Alex on 0411 510 099 to arrange an inspection!

## More About this Property

<b>Property ID</b>	ZWSF4K
<b>Property Type</b>	Unit
<b>Including</b>	Intercom Balcony Dishwasher Built-in-Robes Secure Parking

#### Alex McCormack 0411 510 099

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

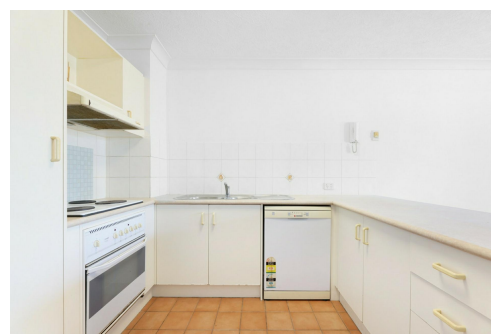
#### Ben Latimer 0402 921 314

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

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42/45 Pohlman Street  
Southport

Internal 71m<sup>2</sup>  
Balcony 8m<sup>2</sup>  
Total 79m<sup>2</sup>  
Car Space 16m<sup>2</sup>

2 Bed  
1 Bath  
1 Car



ALEX MCCORMACK 0411 510 099

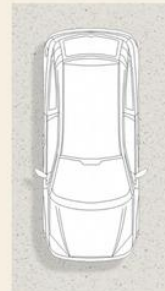


Floor Plan



Location Map

(Not Shown in Position)



**Parking Bay**  
Approx. 2.9m x 5.5m  
Basement : Car Space

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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