






5/4 Waverley Street, Southport

2  2  2 

## Prime Sundale Position — Top Floor, Vacant & Move-In Ready

Positioned in the highly sought-after Sundale precinct, this immaculate top-floor apartment offers an exceptional lifestyle and investment opportunity right in the heart of Southport.

Located in a boutique complex of just six apartments (two per floor), this residence enjoys privacy, space and a premium position that is becoming increasingly hard to find. With vacant possession available, it is perfectly suited to owner-occupiers or savvy investors alike.

### Exceptional Location

Enjoy unrivalled convenience with everything at your doorstep:

- Walking distance to the Broadwater & Broadwater Parklands
- Close to the G-Link light rail
- Easy access to Queen Street Village
- Surrounded by restaurants, cafes, pubs, clubs, schools and retail
- Public transport just 50 metres away
- Close to the proposed Gold Coast Stadium

### The Apartment

### FOR SALE

Under Offer

### AGENTS

Alex McCormack

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### AGENCY

LJ Hooker Southport

(07) 5591 5222

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 **LJ Hooker**

Freshly painted and rejuvenated throughout, the apartment presents in immaculate condition and features a spacious, functional floor plan:

- 2 generous bedrooms
- 2 bathrooms, including ensuite to the master
- Open-plan lounge and dining areas
- Air-conditioned living area
- Ceiling fans throughout
- Laminate flooring in all rooms
- Two large balconies capturing eastern and northern aspects
- Separate internal laundry
- Excellent natural light and cross-ventilation
- Desirable top-floor position with only one neighbour on each side

#### Parking & Practicalities

- Secure underground parking
- Tandem car space for two vehicles
- Well-maintained, low-density complex
- " Approx. \$86 per week body corporate
- " Rental appraisal: \$750 —\$800 per week

#### Why This Property Stands Out

- Premium Sundale location
- Small boutique complex
- Outstanding condition - move straight in
- Strong rental returns and future growth potential
- Vacant and ready to occupy or lease immediately

Properties of this size, condition and location in Sundale are rarely available. This is a standout opportunity to secure a quality apartment in one of Southport's most tightly held precincts.

#### MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 10E5F4K          |
| Property Type | Unit             |
| House Size    | 98 m2            |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (1)      |
|               | Balcony          |
|               | Built-in-Robes   |
|               | Secure Parking   |

#### Alex McCormack 0411 510 099

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#### Ben Latimer 0402 921 314

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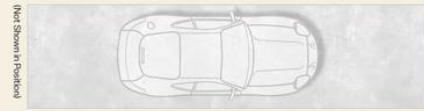




Floor Plan



Location Map



Tandem Car Space  
11.2m x 2.6m

**LJ Hooker**  
Southport

ALEX MCCORMACK 0411 510 099

5/4 Waverly Street,  
Southport

Internal 82m<sup>2</sup>  
Balcony 6m<sup>2</sup>  
Total Area 88m<sup>2</sup>  
Car Space 29m<sup>2</sup>

2 Bed  
2 Bath  
1 Car

**Location Map Legends**

1. Broadwater Parklands
2. Australia Fair
3. GC Water Park
4. The Southport School
5. Marina Mirage

**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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**LJ Hooker**