

## Southport, 7/126 Marine Parade

### BEACH APARTMENT - ONE BEDROOM PLUS MULTIPURPOSE ROOM!

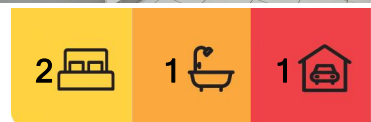
Welcome home! Fantastic prime opportunity to secure this large 1 bedroom plus multi-purpose room (or small second bedroom) across the road from the iconic Broadwater, one of the most sought after locations on the Coast. Positioned in a small low maintenance, solid and structurally sound building of ONLY 7 units, apartment 7 is situated on the top floor at the rear of the building, providing a quiet and relaxing atmosphere. What a location, what a lifestyle, what an investment!

Inside, you'll find a spacious layout enhanced by the high-pitched ceilings and open plan design. Beautifully renovated with absolutely nothing to do, the property presents neat as a pin. Perfect property for investors or those entering the market at absolutely entry price for the area.

The versatile second room is a standout feature, adaptable to your needs-it could serve as



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**For Sale**  
Under Contract by Ana Tulloch

**View**  
[ljhooker.com.au/2NMHF3E](http://ljhooker.com.au/2NMHF3E)

**Contact**  
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**LJ Hooker Broadwater**  
(07) 5537 1311

a small bedroom, nursery, home office, storage space, or even a work-from-home setup with the added convenience of a separate entry door from the balcony.

Key features:

- \* Ideal location right in front of the Broadwater beaches and parks
- \* 1,629 sqm block on prime position with only 7 units (great potential)
- \* Spacious open plan living/dining with ceiling fans and high ceilings
- \* King size bedroom with mirrored built-in wardrobe and pitched roof ceiling
- \* Second room with option for separate external access
- \* Open plan renovated kitchen featuring stainless-steel appliances, white cupboards and large pantry
- \* Modern renovated bathroom complete with stainless steel finishes and separate toilet
- \* Recently painted
- \* Ceiling fans
- \* Security screens on doors and windows
- \* 1 carport undercover area at the back of the complex
- \* Shared laundry facilities downstairs
- \* Current lease with great tenant expires in February 2025
- \* Very low Body Corporate and low maintenance building

The Numbers:

- \* Body Corporate: Approx. \$54 per week (inclusive sinking, admin funds and insurance)
- \* Council Rates: Approx. \$2,600 per year
- \* Water Rates: Approx. \$1,100 per year
- \* Rental Appraisal moving forward: Approx. \$500-\$525 per week

Directly opposite the Broadwater, Mitchell Park, boat ramps. Walking distance to HOPA Ferry with destinations to HOTA - Home of the Arts, Marina Mirage, Sea World & Surfers Paradise, Gold Coast Aquatic Centre, Australia Fair, light rail and Southport CBD.

If interested, please contact Ana Tulloch on 0439 343 432 for more information or check our inspection times to come and visit! Video calls available for interstate buyers upon request.

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## More About this Property

<b>Property ID</b>	2NMHF3E
<b>Property Type</b>	Unit

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