

**14/4 Marine Parade, Southport, Qld 4215**



**Sold Unit**

Saturday, 25 November 2023

14/4 Marine Parade, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Corey Banks Stephanie Henningsen  
0756440300

**\$455,888**

All offers prior to the auction will be taken into consideration in writing. Auction Location: Ray White Sovereign Islands Auction Date: 11th December MONDAY 5:00PM Location: Positioned on level 2, this comfortable entry-level two-bedroom unit offers ample potential in an exceptional location, merely 3 kilometers from the vibrant Surfers Paradise CBD. Part of a circa 1970s complex, this property showcases views of the Broadwater Parklands and enjoys excellent connectivity via bus and rail transport. Property Features: • This circa 1970s residence presents views of the Broadwater Parklands and offers substantial potential for renovation. • Well-connected by both bus and rail transport, facilitating convenient access to quality schools, diverse shopping, and dining precincts. • While requiring some TLC, this unit can easily be updated to suit the modern lifestyle of its new owners or tenants. • The solid layout comprises two bedrooms with built-in robes, one bathroom featuring an internal laundry, functional kitchen, a combined lounge/dining area, and an enclosed east-facing balcony with sunlit views. • Additionally, an undercover car space on the ground level adds to the convenience of this property. Local Attractions & Amenities: • Within close proximity to Australia Fair shopping centre (Approx. 250m) for convenient shopping and entertainment. • Enjoy the serenity of the Gold Coast Broadwater, just a short stroll away (Approx. 150m). • Easy access to the GC Light Rail (Approx. 250m), facilitating seamless transportation across the area. • Easy access to quality schools in the area, making it an ideal residence for families. • Merely 3 kilometers to the bustling Surfers Paradise CBD, ensuring a vibrant lifestyle within reach. • Southport RSL, offering leisure activities, is a mere 300 meters away. • Indulge in a morning stroll along the Broadwater for coffee or unwind with barefoot lawn bowls in the afternoon, followed by a diverse array of dining options within walking distance. • A promising entry point into the burgeoning Southport and Broadwater area, offering ample growth potential. This property, with its solid structure and scope for refurbishment, stands as an excellent opportunity for those seeking a foothold in the thriving Southport and Broadwater region. Its proximity to key amenities, views, and potential for modernization makes it an enticing prospect for both homeowners and investors alike encapsulating the quintessential Gold Coast lifestyle. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.