

1404/1 Como Crescent, Southport, Qld 4215

REPUBLIC^R

Apartment For Sale

Tuesday, 28 May 2024

1404/1 Como Crescent, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Hayleigh McAuliffe
0755091700



Tash Fernandez
0755091700

Expressions of Interest

Centrally located in the heart of the active Broadwater Parklands / Sundale precinct presents an opportunity to secure a North-East facing two-bedroom apartment on the 14th floor at Brighton Shores. Boasting spectacular views of the vibrant Broadwater and the ocean beyond, this fully renovated apartment is ready for its new owner. The thoughtfully designed kitchen takes full advantage of the stunning scenery visible from the living area and balcony. It features stone benchtops, an oven, a gas cooktop, and ample storage space. In the living room, floor-to-ceiling glass offers stunning water views, complemented by an oversized balcony perfect for entertaining. The property features:

- Hybrid vinyl flooring spanning through the entire apartment.
- Two generously proportioned bedrooms provide comfort and privacy, each boasting expansive windows with water views.
- Double glazed windows with curtains installed throughout.
- Spacious open living area offers panoramic views of the Ocean and Broadwater.
- Ducted air-conditioning.
- Fully renovated bathroom features a modern Toto washlet toilet.
- Quality kitchen equipped with high-end appliances including a Fisher and Paykel fridge, gas stove top, oven, AEQ Dishwasher, and Panasonic Microwave.
- Laundry with both a Miele washing machine and dryer.
- Ample storage space.
- One secure car park.
- All furniture can be included, subject to further discussion.

The facilities on offer:

- Professional on-site management team with extensive experience.
- Underground car parking for secure vehicle storage.
- Indoor heated swimming pool for year-round enjoyment.
- Relaxing sauna facilities available.
- Outdoor swimming pool and barbecue area for outdoor leisure.
- Fully-equipped gymnasium for residents' fitness needs.
- Pool table and designated reading area for recreation.
- CCTV security footage ensures a safe living environment.
- Responsive body corporate management with a healthy sinking fund.

The location

- Just a 2-minute stroll away, you'll find the Woolworths shopping centre, a light rail station linking to the Gold Coast, as well as cafes, restaurants, parks, and various amenities.
- Australia Fair shopping centre is conveniently located within a short 10-minute walk or a 2-minute drive.
- Access to the M1 motorway, connecting to Coolangatta and Brisbane, is just a 15-minute drive away.

The Numbers :

- Body Corporate approx: \$140 per week
- Water Rates: approx: \$ 468 per quarter
- Council Rates: approx \$ 978 per half year
- Rental Appraisal: approx \$790 - \$820 p/w

Contact us today to arrange an inspection time, please call; Hayleigh McAuliffe 0423 328 223 or Tash Fernandez 0435 528 588

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