

16A/114 Marine Parade, Southport, Qld 4215

Sold Apartment

Thursday, 9 November 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 146 m2

Type: Apartment



Peter Turner
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Contact agent

Highly motivated vendor selling this absolutely stunning recently refurbished 3 bedroom Penthouse (Level 16). Whether you are looking for an impressive home or an investment with excellent rental returns, this is for you. Offering uninterrupted 180 degree easterly views across the ocean and Broadwater from Main Beach all the way to South Stradbroke Island. This contemporary and spacious Penthouse is immaculately presented and includes newly laid flooring in the living areas and new carpeting in the bedrooms. The separate open-plan living and dining rooms flow seamlessly on to the full length balcony enabling you to enjoy the ever changing ocean views from dawn to dusk. Whether indoors or out on the balcony, evenings are truly impressive with the backdrop of city lights in the distance. For those who enjoy cooking and entertaining, the centrally located modern kitchen will be a delight especially with its unobstructed views across the water. It includes an impressive deep marble benchtop offering plenty of workspace, quality appliances, a large walk-in pantry and generous storage. Each of the 3 bedrooms is spacious (all have built in robes) with the master being ensuite and having its own balcony from which to enjoy the beautiful sunsets. A large second bathroom is present as well as a separate WC. This Penthouse offers very easy low maintenance living and is ideal for those who are downsizing or seeking an impressive lock-up and leave home with a high degree of privacy and security. And if you are an investor, it will be very difficult to secure another Gold Coast property offering such excellent rental returns. Principal features include:--

- Penthouse located on Level 16- Uninterrupted 180 degree easterly views across the ocean and Broadwater from Main Beach to South Stradbroke Island- Recently refurbished including new flooring and bedroom carpeting- Spacious open-plan living (146 sqm)- Full length balcony- Modern kitchen with marble benchtop, quality appliances, walk-in pantry and generous storage- 3 good sized bedrooms (all with built in robes and ceiling fans)- Master bedroom (ensuite) with its own balcony- Spacious second bathroom (with setback laundry area)- Separate WC- Plenty of storage space present throughout- Air-conditioned- Main entrance security system with intercom- 1 secure basement car space- On-site management- Pet friendly- Facilities include tennis court, swimming pool, spa and BBQ areas

Income: Providing not only good future capital gain but also immediate strong rental returns. We have available upon request independent rental return figures showing past annual income in excess of \$100,000. Outgoings:- Body corporate/strata fee only around \$150 per week- Water rates around \$300 per quarter- Council rates around \$700 per half year

Local area: Only a short walk to Southport's shops, restaurants and cafes (including Australia Fair Shopping Centre); Gold Coast Light Rail (providing good connections to Broadbeach, Surfers Paradise, Gold Coast University Hospital, Griffith University and Brisbane Airport); various local schools including St. Hilda's School; Broadwater Parklands; Gold Coast Aquatic Centre; and the beach. This elegant ocean view low maintenance Penthouse will be sold at auction if not before. Please contact Peter Turner on 0468 350 882 as soon as possible to arrange an inspection.

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