

**20/1 Bronberg Court, Southport, Qld 4215**

**Professionals**

**Unit For Sale**

Thursday, 1 February 2024

20/1 Bronberg Court, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Teresa Berger  
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## Offers Above \$799,000

This is an EXCEPTIONAL OPPORTUNITY to buy in the exclusive Phoenix Palms gated estate. This spacious two level residence has been beautifully renovated with freshly painted interiors showcasing a striking coastal flair. The bright and airy open plan design features spacious living, well-appointed kitchen and dining room, three generous sized bedrooms and a lovely alfresco entertaining area overlooking a beautiful garden setting. Property features: • Impressive entry foyer • Open plan design with high ceilings • Stunning kitchen with induction cooktop • Caesarstone benchtops, feature splashback • Generous lounge and dining room • White plantation shutters add sophistication • Powder room and laundry with ample cupboards • Low maintenance tiled flooring • Alfresco entertaining with private yard • Single lockup garage plus carport

Upper Level: • Three spacious bedrooms including • Master suite with private balcony • Ensuite and family bathroom • New carpets on upper level

Additional features: • LED lighting • Air-conditioning • Ceiling fans • Cable tv (NBN)

The security gated estate boasts: • Stunning resort style pool with lap lane • Resident entertaining gazebo • Tropical rainforest walk • Pets on body corporate approval • Dogs and inside cats only

Incomings/Outgoings: • Council Rates approx. \$1043 per half year\* • Water rates approx. \$400 per quarter\* • Rental return approx. \$750 per week\* • Body corporate fees approx \$125 per week\* • Sinking fund \$610,000 (as at 23/1/24)\*

Close proximity to: • Only metres to local bus stop • Opposite Bronberg Plaza Shopping Centre • Walking distance to Bellevue Park State School

Set in one of the most sought after complexes in Bronberg Court. Phoenix Palms has been meticulously maintained and will impress the most discerning of buyers. Bronberg Plaza Shopping Centre is the local spot to do your weekly shopping and catch up with friends. There are some great restaurants & cafes which include Kampung Malay, Camelot Pizza, Moonlight Indian & Cafe Republic. Other conveniences consist of a Supermarket, Chemist, Medical Centre and Bottle Shop. Just a short stroll to Chevron Island offering wonderful shopping opportunities & alfresco dining and coffee shops. A little further to the beach. Situated in a central location bordering Benowa, Bundall, Ashmore and Surfers Paradise. Close to many of the city's major landmarks including the HOTA Home of the Arts and the Gold Coast Turf Club, home to the famous Magic Millions Carnival. Only a couple of minutes from Surfers Paradise and residents have easy access to the CBD. A variety of Schools are only a short distance away. These include The Southport School (private boys), St Hildas (private girls) Bellevue Park, St Kevins Primary, Benowa Primary and Benowa State School. The Botanical Gardens are an extremely popular place with a natural billabong, children's playground and plenty of space for the dog to exercise. Racing at the Gold Coast Turf Club is very popular with races normally running every Saturday. Nearby HOTA Home of the Arts offers visitors theatre, two cinemas, art exhibitions, musicals, and comedy acts. Right next-door Evandale lake provides a lovely spot for a barbecue by the Nerang River with a swimming lagoon and amenities available. For the Golfing enthusiasts the Southport Golf Club has a premier 18-hole member with an easy walking course with mild amount of undulation with tree lined fairways and strategically placed ponds and lakes.\*Approximate