

**205/3 Como Crescent, Southport, Qld 4215**



**Unit For Sale**

Friday, 29 December 2023

205/3 Como Crescent, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Christine Fowler  
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Justin Fowler  
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## Auction

Spacious and contemporary style living Number 205 offers you a unique townhouse style apartment located in the boutique Breezes development is set over two levels. Featuring two courtyards and balcony upstairs, 2 spacious bedrooms, 2 bathrooms and large floor plan of 145m<sup>2</sup>. Dual access from the secure carpark and courtyards, split system air-conditioning, quality fixtures and fittings throughout offering the ideal living and entertaining environment. Presenting an inspired lifestyle in a resort complex, residents can access the building's outstanding facilities, including the indoor swimming pool, spa, gym and outdoor BBQ area. The location of the Breezes development provides you with countless options including Sundale shopping precinct offering Woolworths, bars, restaurants, cafes, pharmacy, medical centres and much more all a short stroll from your door step. The G light rail system is just a short 100m walk away.

**Property Features** \* Ground floor access within the Boutique Breezes Complex \* 2 spacious bedrooms \* 2 bathrooms \* 2 Courtyards \* Elevated balcony basking in sunshine \* Currently tenanted

**Complex Features** \* Residential only building \* Pet Friendly \* Resort style living, Including indoor pool, spa and gym \* Outdoor BBQ area \* Private and secure complex \* Meter from public transport options \* Sundale shopping precinct offering so many options

**Body Corporate:** \$150 per week (approx)  
**Current Rent:** \$680 per week  
**Council Rates:** \$2,414.32 per year (approx)  
**Water Rates:** \$1,536 per year (approx)

Presenting a phenomenal lifestyle on the Gold Coast, easy walking access to the Broadwater parklands, beaches and a stone's throw from walking paths, parks and recreation spots. Cafes, restaurants and shopping precinct are only metres from your door, and you are an easy light rail ride from the heart of Surfers Paradise and Broadbeach. Close to public transport - this well south after townhouse style apartment is a must to inspect.

**Auction Sunday 28 January at 10am**  
Royal Pines Resort, Benowa View  
Contact Christine 0416 532 352 or Justin 0413 752 833

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.

**Auction:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.