

21/136 Marine Parade, Southport, Qld 4215



Sold Unit

Tuesday, 30 January 2024

21/136 Marine Parade, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Hayleigh McAuliffe
0423328223

\$550,000

Discover the perfect Investment or home situated in the highly sought-after Aqualine complex on Marine Parade. The apartment offers a light and bright open plan design. The living/dining area opens to a generous size balcony - Perfect to extend your private entertaining space. Enjoy relaxing Broadwater views and breezes from your balcony or venture across the road to enjoy the Broadwater facilities. Property features: Open concept living area with seamless flow and abundant natural light 2 generous sized bedrooms – both with ensuites and built in robes Fully equipped kitchen with a dishwasher, oven, cooktop, full-size fridge, and microwave Separate built-in laundry Open plan living areas extend to the private balcony overlooking the pool, hinterland and stunning Broadwater Air conditioned Fans throughout Swipe lift access Covered dedicated car space. Secure access to the complex as well as a lift and intercom system Available fully furnished, subject to further discussion The Numbers: Body Corporate approx: \$130pw (NOTE: Reduction of fees due in early 2024) Water Rates: approx: \$350 per quarter (investment) Council Rates: approx \$850 per half year (investment) Investment Highlights: Set and forget this little gem as it will always be easily rented in this position. Overall occupancy for Aqualine Apartments is exceeding the Gold Coast's overall average statistics. Income In the last two months (Sep-Oct 2023) approximately \$8,300 (mid season), with December & January high season commencing soon will see revenue double. Current management can offer guaranteed income proposals for investors. Residents of the Aqualine complex can also enjoy access to a shared swimming pool, spa, half tennis court, and BBQ area, perfect for hosting gatherings with family and friends. The location: Centrally located within walking distance to The Broadwater, close to schools, transport, Griffith University, Gold Coast Hospital and the G Link. It is positioned right in the heart of Southport's CBD and is opposite the kilometres of walking and cycling tracks of the Broadwater. Call Hayleigh McAuliffe on 0423 328 223 to book your inspection today!