

**24/137 Eugaree Street, Southport, Qld 4215**

**House For Sale**

Wednesday, 22 May 2024



24/137 Eugaree Street, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: House**



Kevin Brown  
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## Offers over \$699,000

**\*ARGUABLY THE BEST AND MOST DESIRED FLOOR PLAN IN THE BUILDING\*** Tucked within a leafy and quiet pocket of the Southport CBD, this beautiful UNFURNISHED apartment offers easy access to public transport and close proximity to town, hospital, university and the Broadwater. Flooded with natural light, and brimming with luxury finishes this spacious apartment has been designed with the end-user in mind. A spectacular roof-top terrace provides a glorious setting for quiet time in the sun, or a perfect space for social gatherings. Only 3 years young, the property can come with a full depreciation schedule and is currently tenanted for \$750 per week. Low maintenance and with reasonable outgoings it is ideal for the investment portfolio or your '2025' home. Spectacularly located and beautifully built, it really is a must see!!**PROPERTY FEATURES-** 2 Bedrooms both with built in wardrobes (walk in robe to master)- Contemporary main bathroom and ensuite to master bedroom- Light oak engineered timber floorboards + quality carpet in bedrooms- Stone Kitchen Benchtops and Bosch Appliances (inc. Oven & Dishwasher)- Reverse cycle air conditioning in living area and master bedroom- Private balcony- Security Intercom and security access to each floor- Residents' Rooftop Courtyard with BBQ & Outdoor Entertaining space- Secure parking with security gate + additional lockable storage area- NBN- Currently tenanted paying \$750 per week until 11.02.2025- 5th Floor (of a total 6 levels)- Floor plan BLOCATION  
**HIGHLIGHTS-** Walking distance to Queen Street Station (Tram and Bus Access)- 600m from Southport State School- 4 minute drive to Smith Street Motorway- 5 minute drive to Australia Fair Shopping Centre and Broadwater Parklands- 7 minute drive to Gold Coast University Hospital & Griffith University  
**FINANCIALS-** Rent \$750 per week- GC Rates approx \$2580.66 per year- GC Water approx \$1665 per year (tenants rebate owner for water consumption)- Body Corp \$4,545.01 pa (\$87.40pw) including insurance- Depreciation schedule available for investors. Property only 3 years old!**DISCLAIMER**We have used our best endeavours to make sure the above information is true and accurate. However, buyers should not rely on this information and are encouraged to make their own enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice with respect to the property and entering into a contract of sale. References to distances and financials are approximate only.