

**24/14 Spendelove Avenue, Southport, Qld 4215**

**Harcourts** Mudgeeraba

**Unit For Sale**

Wednesday, 31 January 2024

24/14 Spendelove Avenue, Southport, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Newcomb  
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**\$370,000**

Welcome to your tranquil oasis in the 'Allamanda Residences' complex of 30 units and located in the heart of residential Southport. This top floor unit will be an ideal investment for the student, young professional or investor looking to have an ongoing rental return. The unit is on the 3rd floor and accessed by stairs. Features include: \* An east facing balcony overlooking the swimming pool \* Open plan kitchen, living and dining. \* A well-appointed original kitchen \* Bedroom is double size with built-ins \* Good bathroom with bath and shower in bath \* Laundry is located separately \* Secured basement single car park \* Body Corporate approximately \$70.22 per week \* Council Rates approx. \$2400 pa \* Current Rental return of \$395 per week with tenancy ending 4th March 2024. The location of the apartment within walking distance of the light rail and the CBD makes it a very viable option for those who like to leave the car at home. Other location advantages include easy tram ride to Griffith University, the Gold Coast University Hospital, plus the pleasure of the Southport Broadwater Parklands. Take advantage of this opportunity to purchase as this property will be taken up quickly. Owners and Investors need this one on their shopping list.