

**3/18 Garden Street, Southport, QLD, 4215**

**Sold Apartment**

Wednesday, 21 June 2023



3/18 Garden Street, Southport, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sam Westaway

## Sold By The Sam Westaway Team

### Light-Filled Apartment In One Of Southport's Most Convenient Locations

Welcome to 3/18 Garden Street, Southport. Ideally positioned on the doorstep of the rapidly growing CBD of Southport, this well-presented apartment offers a hard-to-find lifestyle where all your daily conveniences are truly within walking distance.

Located in the boutique "York 18" complex of just 11 apartments, unit 3 occupies one of the most desirable positions facing east overlooking the lush Woodroffe Park. The living has been considerably designed with the kitchen and open plan family/dining spaces orientated to maximise the natural light. The apartment has been freshly updated with new paint, carpet and timber style flooring and is being sold vacant, ready for new owners to move straight into or start renting out right away.

Set on the doorstep of the Southport CBD, within minutes' walk you'll find Australia Fair Shopping Centre, Southport Library, the light rail, a wide range of dining and nightlife options and the famous Broadwater Parklands.

Boasting low body corporate fees and strong rental returns, the residence provides a golden opportunity to capitalise on the current shortage of rentals currently available and achieve a premium return. Poised to capture the full extent of Southport's future growth, the apartment sits ideally within the Priority Development Area, that, along with the wide range of existing infrastructure and work currently under way, places the block in a strong position for future redevelopment potential.

#### PROPERTY SPECIFICATIONS:

- Freshly updated apartment in one of Southport's most convenient locations
- Open plan living/dining with an abundance of natural light throughout
- Functional U-shaped kitchen with ability to easily add value in the future
- Bright east facing balcony overlooking Woodroffe Park
- Two well sized bedrooms with built-in wardrobes
- Joint bathroom/laundry with separate toilet
- New paint, carpet & timber style flooring throughout
- Allocated undercover car space
- Secure building with security intercom system
- Positioned in Southport Priority Development Zone
- Total Land Share: 1,156m<sup>2</sup> approx.
- Units in Complex: 11
- Rental Appraisal: \$450-\$470 per week
- Body Corporate: \$40.60 approx.
- Sinking Fund: \$53,380.16 approx.
- Council Rates: \$2,273 pa approx.
- Year Built: 1988 approx.

The "York 18" apartments sit centrally within one of Southport's most convenient locations. A wide range of local amenities sit right within walking distance including Australia Fair Shopping Centre, China Town Dining Precinct, the Broadwater Parklands and the Nerang Street light rail station. Jump in the car and you'll find Ferry Road Markets, great recreational facilities including Gold Coast Aquatic Centre, Griffith University, two major hospitals and a range dog parks and bikeways that run along the tranquil Broadwater. Southport is also home to two of the Gold Coast's oldest private schools in TSS and St Hildas as well as falling within the catchment area for Southport State Primary and High Schools.

We look forward to welcoming you home to Unit 3 at 18 Garden Street.

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