

3/5 Rose Street, Southport, Qld 4215

 buymyplace

Sold Unit

Thursday, 26 October 2023

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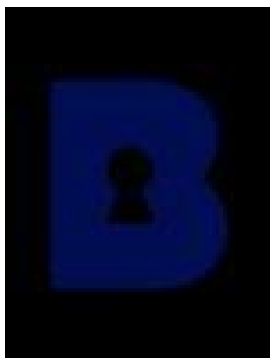
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Unit



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1300289697

Contact agent

Phone Enquiry ID: 225677 Expressions of interest, (EOI), are now sought for this stunning renovated Southport apartment that combines the charm of a mid-century modern style renovation with all the modern-day amenities. This 2-bedroom, 2-bathroom residence, featuring a separate study/home office, is nestled in a pet-friendly building, offering a comfortable and stylish living experience. The perfect home for young professionals and smaller families who seek a prime location, convenience and modern living. And for the savvy investor, achieve a rental return of up to \$690 per week!

This Property Features:

1. **North Aspect:** Aside from fantastic lighting, this apartment basks in the winter sun while nicely tucked away from the summer's daytime heat. With a lovely private outlook off the living and dining areas, creating a tranquil vibe, unwind and enjoy your new oasis from the large outdoor balcony.
2. **Bedrooms:** Two spacious bedrooms provide a comfortable and private retreat. Enjoy ample natural light, elegant finishes, and room to make each space your own.
3. **Bathrooms:** Two beautifully appointed bathrooms, featuring modern high-end fixtures and ample storage, as well as the convenience of a washing machine included in the sale.
4. **Study/home office:** The property boasts a versatile space that can serve as a study, home office, or even a cozy reading nook. With a delightful hutch servicing between the kitchen and study, you may also like to use the space as a formal dining to enhance your living space. Or perhaps cook and watch the kids in their own playroom! Flexibility is the key in this residence.
5. **Kitchen:** Be delighted by the substantial storage, ample counter space to prepare meals and the convenience of versatile appliances to make cooking easy.
- 6.

Air-Conditioning/Ceiling Fans: Stay cool and comfortable during hot summer days with air-conditioning in the living areas, along with ceiling fans in the bedrooms and study, providing a haven of comfort and relaxation.

7. **Inbuilt TV & Electric Fireplace:** The living area is enhanced by an inbuilt wall featuring a 55-inch TV and a sleek electric fireplace, creating a warm and inviting ambience. Perfect for cozy evenings and gatherings with friends and family.
8. **Mid-Century Modern Style:** This property showcases the timeless appeal of mid-century modern design. Clean lines, open spaces, and a blend of natural materials and modern elements create a welcoming and stylish atmosphere.
9. **Single Garage with Automatic Door:** Conveniently park your vehicle in the single garage, equipped with an automatic door for ease of use. Additional storage space is available for your convenience, and power has been set up to cater for your electric vehicle.
10. **Pet-Friendly Building:** Your furry companions are welcome in this pet-friendly building, ensuring you and your pets enjoy a harmonious living experience.
11. **Pool:** Stroll downstairs and enjoy a splash in the beautiful cool waters of the pool. It's the perfect convenience to refresh on those warm summer days.

Location Highlights:

Convenient Access: Located in a highly accessible area, this property is within close proximity to restaurants and cafés, child-friendly amenities, shopping centres, schools, and public transport.

Outdoor Recreation: Nearby parks and green spaces provide opportunities for outdoor activities and leisurely strolls. Enjoy the Gold Coast Broadwater – just a 6-minute walk.

Apartment Inclusions: Not only are you buying a fantastic apartment, but get off to a great start with the following appliances that are included in the sale:

- 55-inch Hisense TV
- Electric Fireplace
- Convection/Microwave/Air-fryer Combination Oven
- 45cm Slimline Dishwasher
- Fisher & Paykel Washing Machine
- Fisher & Paykel Dryer

Rates and Body Corporate: Council Rates - \$978.96 per half-year. Water Rates – Approximately \$400 per quarter. Body Corporate – Just \$72.62 per week. Rental Income Opportunity - \$630-\$690 per week, as provided by LJ Hooker

Southport. Expressions of Interest: This property is for sale by expressions of interest. This works as follows:

1. Arrange an inspection in person or by video tour.
2. If this property is the right one for you, ask for a buyer's pack, which includes an Expression of Interest form, building and pest inspection results, smoke detector compliance, a seller disclosure statement and body corporate information.
3. Complete the EOI form, which includes your offer price to purchase and conditions such as finance, as well as your preferred settlement date. This form is a non-binding offer.
4. You are not required to submit any deposit money with your EOI form.
5. At or prior to the close of EOI, the seller will advise if you have the winning bid or may offer only one opportunity to resubmit a final bid if your current bid will not be successful.
6. Once the seller accepts your bid as the final winning bid, you are expected to enter into final negotiations with the view to entering into a legally binding sales contract with the seller.
7. It's the seller's right to close EOI early if an offer received is deemed to be a final winning bid. All applicants will be advised 24 hours prior to an early closure.

Don't miss the opportunity to own this exceptional property that combines style, comfort, and functionality. Contact me today for more information and to schedule a viewing! Time is of the essence. Expressions of Interest close Sunday, November 12th at 5pm. This is your chance to show off your new home at Christmas!