

# 307/132 Marine Parade, Southport, Qld 4215

## Apartment For Sale

Wednesday, 13 March 2024



307/132 Marine Parade, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Hayleigh McAuliffe  
0423328223



Tash Fernandez  
0435528588

## Offers over \$400000

If you're looking for a property to add to your portfolio, look no further. This unit is centrally located on the top floor of the Harbour Side Resort, a small complex situated across from the beautiful Gold Coast Broadwater. Currently tenanted until 2025 with a return of \$560 per week this is the perfect opportunity to capture a great investment. Property features: Open concept living area with seamless flow and abundant natural light 2 bedrooms – built in robes Fully equipped kitchen with a dishwasher, oven, cooktop, full-size fridge, and microwave Air conditioned Fans throughout Dedicated car space. The Numbers: Body Corporate approx: \$120pw Water Rates: approx: \$350 per quarter (investment) Council Rates: approx \$1,200 per half year (investment) Residents of the Harbourside Resort can also enjoy access to a shared swimming pool, spa, half tennis court, and BBQ area, perfect for hosting gatherings with family and friends. Investment Highlights: Set and forget this little gem as it will always be easily rented in this position. Currently rented at \$540 per week with an increase to \$560 in April 2024 – April 2025 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.