

**31/63 Queen Street, Southport, Qld 4215**



**Sold Other**

Wednesday, 31 January 2024

31/63 Queen Street, Southport, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Dylan Foote  
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**\$312,000**

Step into a world of comfort and accessibility with this delightful one-bedroom unit at 31/63 Queen Street, Southport. Perfectly situated in the heart of Southport CBD, this property offers the ideal blend of urban living and peaceful surroundings. Just a short walk away, you'll find the scenic Broadwater Parklands, Australia Fair Shopping Centre, the vibrant Queen Street Village, and a variety of restaurants and cafes in China Town. Additionally, the G-Link Light Rail Station is conveniently located only 50 meters away, providing easy access to the broader Gold Coast. Located on the second floor of the charming 'Melrose Place', a boutique building known for its community feel and secure environment, this unit promises a relaxed and secure lifestyle. The building boasts features such as professional onsite management, secure undercover parking, a fully fenced complex, well maintained gardens, and comprehensive security cameras, along with both front and rear pedestrian access. The unit itself features an inviting open-plan layout that includes the kitchen, living, and dining areas, leading out to an east-facing undercover balcony - a perfect spot for a morning coffee. The practicality continues with a combined ensuite bathroom and laundry, and a secure, allocated undercover car space. This property is an ideal choice for those looking to enter the property market or invest, with a reliable tenant in place until April 2024 who are interested in staying longer. As well as affordable body corporate at approximately \$67 per week. Key Features: • Situated on the second floor with a North-Easterly aspect. • Air-conditioned open-plan kitchen, dining, and living area. • Functional tiled kitchen with sufficient cupboard space. • Comfortable queen-sized bedroom with built-in robe and ceiling fan. • Ensuite bathroom with a shower and integrated laundry space. • Secure undercover parking spot. • Private undercover balcony with pleasant morning sunlight. Nearby Facilities and Amenities: • G-Link Light Rail Station: 200m. • Southport Library: 400m. • NEW Queen Street Village Shopping Centre: 600m. • Australia Fair Shopping Centre: 700m. • TAFE Southport Campus: 850m. • Gold Coast Aquatic Centre: 1.6km. • Main Beach: 2.5km. • Griffith University: 4.6km. • Gold Coast University Hospital: 4.6km. Discover the unique blend of comfort and convenience at 31/63 Queen Street, Southport - a property that offers a homely ambiance in the heart of the city. Come and see for yourself at the open home on the weekend! Enquire now or give Karyn O'Dea a call today on 0402 005 706 to find out more!