

**3104/1 Como Crescent, Southport, Qld 4215**



**Apartment For Sale**

Tuesday, 14 May 2024

3104/1 Como Crescent, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

From this idyllic location on the 31st floor of The Shores - Southport, this luxury sub-penthouse offers its occupants an effortless coastal living experience in an exceptionally convenient precinct. This expansive-sized apartment will not fail to impress, with luxury finishes throughout the home. 3104/1 Como Crescent offers its occupants breathtaking panoramic views spanning from the Gold Coast Hinterland, through to Surfers Paradise and out to South Stradbroke Island. The Property Features: - 230m<sup>2</sup> sub-penthouse - Spacious master suite with his & hers walk in robe with spa ensuite and balcony - 3 spacious bedrooms - Open-plan living and dining - 3 balcony's plus a winter garden - Modern kitchen with gas and Miele appliances - Stone bathrooms & separate laundry - Fully-ducted air-conditioning throughout - Magical views from Surfers Paradise to South Stradbroke Island and the Hinterland - Resort style facilities including on site management, indoor and outdoor swimming pools, spa and sauna, gym & games rooms- Double lock-up garage (side by side) in secure basement with your own roller door for secure parking - Additional storage cage in a pet-friendly building- Walking distance light-rail station & access to the Broadwater Parkland which is one of the premier water playgrounds in Australia- Close proximity to a vibrant dining scene including cafes, restaurants and bars shopping center, medical and specialty shops within walking distance Council Rates: \$1,957.92 p.a. Water Rates: \$2,116.84 p.a. Whether you are looking for pristine beaches, exclusive restaurants, high-end shopping, sporting and boating facilities or art and cultural attractions, you're spoilt for choice. The Gold Coast plays host to countless activities, world heritage rainforests, lively festivals, gourmet markets, eclectic dining experiences and indulgent day spas, all within an easy stroll or a brief drive of beaches. This breathtaking apartment will not last long. Inspection is a must and be prepared to be impressed. Disclaimer: In preparing this information we have used our best endeavors to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.