

**35 Alicia Street, Southport, Qld 4215**



**Duplex/Semi-detached For Sale**

Monday, 15 April 2024

35 Alicia Street, Southport, Qld 4215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 728 m2**

**Type:**

**Duplex/Semi-detached**



Anthony Feltell

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## Offers over \$1.2m

Excellent 2 x 2 bedroom brick and tile duplex pair situated in an excellent elevated central position on a 728m<sup>2</sup> block suitable for townhouse/unit developments subject to council approval. Each unit consists of 2 bedrooms, good size kitchens, spacious open plan living areas, separate bathrooms, toilets and laundry's plus single lock up garages. Positioned within a short stroll to shops, parks and public transport and handy to Ferry Road Markets (Brickworks), Southport CBD and Main Beach. Rental returns-- Unit 1 \$450pw, lease expiry 13/10/24- Unit 2 \$465pw, lease expiry 18/12/24 Land Rates are approximately \$3,300 per year. Water rates are \$1,400 per year plus usage.