

**4/100 Apollo Cotlew Street East, Southport, Qld  
4215**



**Sold Villa**

Sunday, 13 August 2023

4/100 Apollo Cotlew Street East, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Tanja Carson  
0406407832

## Contact agent

Welcome to 4/100 Apollo Cotlew Street East Southport! This stunning three bedroom, 2.5 bathroom villa offers a luxurious and comfortable living experience in the highly sought-after secure gated estate "Adelphi Springs." Upon entering the property you will be greeted by a private courtyard and gorgeous tranquil water feature. Impact on entry is immediate, split-level with high ceilings and opulent parquet flooring with gleaming solid timber. The upper level comprises three generously sized bedrooms, master with ensuite and juliet balcony and main bathroom which services the second and third bedrooms. As you make your way downstairs, you will find the open-plan living, dining area which flows seamlessly to the outdoor entertaining area with brand new covered alfresco patio, perfect for entertaining guests or simply relaxing and unwinding. Step outside your back gate leading down to the beautifully landscaped ponds and greenery and follow the stepping stones to the main lagoon style resort pool. The newly renovated kitchen is equipped with high-end appliances, ample storage space, and large pantry. A generous open plan ground floor includes living, dining, kitchen, powder room and laundry. The double garage with brand new electric door provides secure parking for your vehicles, with additional space for storage. Don't miss out on the opportunity to make this stunning villa your own. Ideally located and beautifully presented in "Adelphi Springs", this split level Villa is more than just a home, it's also part of a friendly community. "Adelphi Springs" is populated by delightful residents and includes well maintained shared amenities including two sparkling outdoor pools, indoor Magnesium therapy pool and spa, BBQ area's and gym. The complex is pet friendly (with body corporate permission). Step outside the back gate where you will find your very own off leash dog walking area. Positioned minutes away from the TSS precinct, the city's most prestigious schools and a variety of shopping villages such as Ferry Road Markets Brickworks Centre, Southport Park Shopping Centre, Ferry Rd Shopping Centre, Bronberg Plaza, Benowa Gardens Shopping Centre, Australia Fair Shopping Centre and China Town. Pindara and Allamanda private hospitals; Home of the Arts Centre and only minutes away from Surfers Paradise and world renowned beaches. Features include: \* Generous sized lounge room\* Open plan dining/kitchen \* 3 spacious bedrooms - Master with en-suite and built in robe\* Main bathroom plus separate powder room\* Separate laundry that opens to a courtyard with clothesline.\* Entry courtyard with water feature\* Brand New Remote double garage\* Recently replaced new roof\* Covered and paved entertainment terrace\* Landscaped gardens with communal pool and recreation complex\* Onsite facilities manager\* NBN ready Body Corporate: Approx \$120 p/wk Sinking Fund: \$689,465.88 as at 31/12/22 Council Rates: Approx \$1,700 per annum Water Rates: Approx. \$2,000 per annum Rental Appraisal: \$800 - \$900 p/wk 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 enquiries to verify the information contained herein.