


4/127 Pohlman Street, Southport, Qld 4215

 **LJ Hooker Broadwater**

Townhouse For Sale

Thursday, 13 June 2024

4/127 Pohlman Street, Southport, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 167 m2

Type: Townhouse



Chris Ryan

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Interest above \$879,00

Big Opportunity for Smart Investor or A Young family finding their new Home !!First chance to view this property is this coming Saturday 15th June @ 10am -10.45am only Currently Tenanted until November 2024 - Astute investors call me first !!Discover this inner city modern oversized townhouse nestled in a coveted inner-city locale. This exceptional property boasts a select offering of just 5 spacious townhouses, with Number 4 positioned at the rear, presenting a secluded haven with a alfresco courtyard capturing a perfect north-easterly aspect. Nestled in the heart of Southport, a charming and family-friendly suburb, this residence offers tranquillity within reach of urban amenities. Situated less than 1km from major shopping centres, schools, dining options, and the newly established Queen Street Village Shopping Centre and Dendy cinema complex, convenience is truly at your doorstep. Additionally, with the G-Link tram just a short stroll away, accessibility to key destinations like the Gold Coast Hospital, Griffith University, and popular beaches like Main Beach, Surfers Paradise, and Broadbeach is effortless. Step inside to discover an oversized floor plan adorned with captivating architectural details, flooded with natural light, and boasting a seamless indoor-outdoor flow. The sleek kitchen, adorned with stone benchtops and quality appliances, merges effortlessly with the expansive living and dining areas, perfect for both everyday living and entertaining guests. Upstairs, three generously sized bedrooms offer ample accommodation, while elegant bathrooms and ensuites exude luxury with the finest fixtures and fittings. Additional features include a private two-car garage with internal access, a powder room for guests, and a peaceful family room or office space upstairs, offering versatility and comfort. This property is ideal for both investors and owner-occupiers alike, with very low body corporate fees adding to its appeal. With its prime location near Ferry Road markets, major shopping centres, pristine beaches, and recreational parklands, this townhouse presents an unrivalled opportunity to secure a piece of luxury living in Southport. Key Information you will need to know: * Built in 2009* 5 Town homes within the complex on Pohlman Street* Currently tenanted until [insert date]* Weekly rental: \$800 per week * Future Rental Appraisal: \$850 plus will depend when lease end how the market is performing . * Weekly Body Corporate Fees: approximately \$70.00* Current Body Corporate sinking fund: \$12,141.08 - * Body Corporate Disclosure available on request * GCCC Water Rates: \$419.71 - 4mths * GCCC Rates: \$1,207.23 - 6mths* 4 Brand New Air Condition units installed approximately 12 months ago.* Freshly painted throughout at the start of the current lease* 8 Solar panels & 6.6kw Inverter installed in past few years. * Overall internal space: 172 square meters; Covered patio: 9 square meters; Total: 181 square metersDisclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.