

8/45 Railway Street, Southport, Qld 4215



Unit For Sale

Tuesday, 9 April 2024

8/45 Railway Street, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Hayleigh McAuliffe
0423328223



Tash Fernandez
0435528588

Offers over \$499,000

Situated in the heart of Southport, only minutes from restaurants, late night dining & the Southport CBD. This updated 2-bedroom apartment offers a contemporary living experience in a desirable location. Key Features:

- Located on the top floor of a boutique 9-unit complex
- Open concept living area with seamless flow and abundant natural light, which opens to an enclosed east facing balcony
- Two spacious bedrooms with built-ins
- Bathroom with laundry combined
- Separate toilet
- Reverse cycle air conditioning and fans
- Open plan kitchen with ample storage
- Single open ground level carport with lockable storage cupboard

Conveniently located within walking distance to Southport business district. Australia Fair, restaurants, cafés, the Olympic Aquatic Centre, and the active Broadwater Parklands are also close by. Convenience of public transport including the G-Link light rail service. The G-Link light rail service links you to both Southport, Surfers Paradise and south to Broadbeach or north to the Griffith University and Gold Coast University and Private Hospital on to Helensvale and connects to the trains through to Brisbane and Robina.

The Numbers: Body Corporate approx: \$77 per week
Water Rates: approx: \$ 389 per quarter
Council Rates: approx \$ 1,207 per half year
Currently tenanted till October 2024 at \$550.00 per week with an anticipated rental return of \$570-600 per week
Contact us today to arrange an inspection time, please call; Hayleigh McAuliffe 0423 328 223 Tash Fernandez 0435 528 588