

**89a Johnston Street, Southport, Qld 4215**



**House For Sale**

Sunday, 31 March 2024

89a Johnston Street, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 254 m2**

**Type: House**



Kevin Brown  
0417648001



Neil Cooper  
0435806009

## Auction

DON'T MISS THIS : \*No Body Corp Levies\* With high ceilings, timber floors and plenty of indoor/outdoor living space, this LARGE 27sq executive duplex packs a punch. The Southport CBD location will suit the busy household with easy access to M1, hospitals, education, work centres, shopping (including Queen Street Village) and the Parklands. Low on maintenance but high on lifestyle and convenience, this is a rare find! Currently rented to wonderful tenants this property will make sense for the astute investor or could become your some-day-soon home. HIGHLIGHTS- Unfurnished- 3 Bedrooms (all great size with robes)- 2.5 Bathrooms (incl ensuite to master with spa + downstairs powder room)- Single lock up garage with extra parking space out front- 2 Separate living areas plus generous outdoor entertaining- Air conditioning to lower living, Bedroom 1 and Bedroom 3- Under stair storage plus plenty of cupboards- Modern appointments- Remote Single Garage plus 2 x parking spaces in front LOCATION- In Catchment for Southport State High (desirable) (500m 1 min walk)- 15 min walk (1.5km) to Queen Street Village (\$550mil Shopping Centre)- 14 min walk (1.3km) to Light Rail Station- 15 min walk (1.4km) to Broadwater and Park- 2.6km (4 min drive) to Griffith University & Gold Coast Hospitals FINANCIALS- Rented for \$780 per week Lease ending 06.06.24. Scope for vacant possession or to re-new tenancy- Rates - Approx \$2,414.46 pa- Water - Approx \$1,935.40 pa (tenants pay for water consumption)- Insurance (no additional body corp levy) - Approx \$1,118.60 pa (each side) AUCTION On-site: 27 April @ 4pm Bidder Registration and viewing 3.30pm DISCLAIMER 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. We have used our best endeavours to make sure the above information is true and accurate. However, buyers should not rely on this information and are encouraged to make their own enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice with respect to the property and entering into a contract of sale. References to distances and financials are approximate only. References to distances and financials are approximate only.