

13/14 Rose Street, Southport, Qld 4215



Apartment For Sale

Thursday, 4 July 2024

13/14 Rose Street, Southport, Qld 4215

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Tahana
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Jordan BaldanVine
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For Sale

Introducing this immaculate apartment in the coveted 'Espresso' building, ideally situated at the end of a peaceful cul-de-sac. This North-East facing 1 bedroom plus study top-floor apartment offers an exceptional living experience with abundant natural light and a refreshing breeze, making it an ideal home. Upon entering, you are welcomed by a spacious living area that opens to your private, partially covered outdoor entertaining space. The open-plan living/dining area includes a sleek, modern kitchen with plenty of storage. The master bedroom is generously sized with a built-in wardrobe and direct access to the sunny balcony. This low-maintenance apartment also features a single bathroom and a hidden study area, perfect for working from home. Conveniently located within walking distance to Broadwater Parklands and Southport CBD, and just a short drive to Griffith University and the Gold Coast University Hospital, you'll also benefit from the extensive public transport options available on the Gold Coast. 'Espresso' is a contemporary building with just 17 apartments spread across four levels, plus a secure underground basement. Immerse yourself in central gold coast living at 13/14 Rose Street, Southport. This is an unmissable opportunity for those in pursuit of a harmonious mix of comfort, convenience, and quality. Apartment features:- Modern Kitchen with high-quality appliances- Air-conditioning in Main Living- Ceiling fan in bedroom- Great sized balcony- 61m² floor plan including balcony- Boutique building with only 17 units completed in 2012- 1km walk to Southport Light Rail Station & Australia Fair Shopping Centre- 450m walk to the Broadwater Parklands- 150m walk to nearest bus stop

Facts Rates - \$ Per Annum Approximately. Utilities - \$260 Per Quarter Approximately. Body Corp - \$87 Per Week Approximately. Rental Appraisal: \$490 - \$530 Approx. Sinking Fund Balance: \$43,000 Approximately. Centrally located and close to:

- 8 min away from the Broadwater Parklands (2.5 km)
- 7 min away from Southport State High School (3.5 km)
- 6 min away from St Hilda's School (2.5 km)
- 7 min away from Australia Fair Shopping Centre (2.8 km)
- 6 min away from Ferry Road Brickworks (2.1 km)
- 15 min away from Harbour Town Premium Outlets (7.5 km)
- 10 min to M1 Motorway Access (6.4 km)
- Close to restaurants/cafe's/shops
- Close to public transport; train stations and bus stops within walking distance
- Parks, bicycle and walking tracks near by

This home has been lovingly maintained and is child and pet friendly. There are many lifestyle features not mentioned above which all add to its functionality and liveability. This home is perfect to either raise your family, watch the area grow, reap the rental return, or simply enjoy life in the suburbs. Don't miss this opportunity to secure this home in this superb location. Contact Sam Tahana on 0400 047 129 or Jordan Baldan-Vine on 0468 544 264 today.

Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.