

**1504/50 Marine Parade, Southport, QLD, 4215**



**Apartment For Sale**

Sunday, 18 August 2024

1504/50 Marine Parade, Southport, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Elliott Wicks

## Luxurious Apartment Living in Pivotal Point

### The Pitch:

Welcome to 1504/50 Marine Parade, Southport - a seamless blend of comfort, convenience and breathtaking views that is sure to captivate. This sophisticated home boasts two generously sized bedrooms, both with built in wardrobes and stunning skyline views. The master bedroom includes a private, spacious ensuite, while the second bathroom is both well-appointed and modern. At the heart of the home is a central kitchen equipped with high-end appliances, a stone benchtop and neat wooden cabinetry for ample storage. Adjacent to the kitchen you will find the dining area and a spacious living room, both bathed in warm natural light and have balcony access. The standout feature, however, is the expansive wraparound balcony, ideal for entertaining. With breathtaking 180-degree views, this balcony perfectly frames the stunning Gold Coast skyline and the majestic hinterland.

The Pivotal Point building offers a wealth of luxurious amenities designed for relaxation and enjoyment. Residents can unwind in the beautiful owners lounge, or host gatherings on the large outdoor deck, both overlooking the Broadwater and glistening ocean. For those seeking wellness and fitness, look no further than the state-of-the-art gym, indoor spa, rejuvenating sauna, peaceful library and spacious rooftop pool area complete with an extremely generous sundeck.

### The Details:

- ☑ Modern and sophisticated design with an abundance of natural light
- ☑ Two generous size bedrooms, master with ensuite
- ☑ Two tidy bathrooms with stylish finishes. Main bathroom has a bath
- ☑ State-of-the-art kitchen with ample storage
- ☑ Wrap around balcony showcasing the beauty of the Gold Coast
- ☑ Study nook and separate laundry
- ☑ Ducted air-con throughout
- ☑ World-class resort style facilities
- ☑ Lockable storage unit in complex carpark
- ☑ Secure basement carpark for one car

### The Location:

Nestled in the vibrant heart of Southport, this property offers the perfect mix of luxury and convenience. Just 150 meters from Australia Fair Shopping Centre, you'll have access to a wide array of major retailers, supermarkets, and exceptional dining options, ensuring you're well-equipped for any occasion. Directly across the road, the picturesque Broadwater Parklands provide an ideal spot for family outings, with opportunities to enjoy the park or take a dip in the pristine Gold Coast waters.

Families will also benefit from the close proximity to esteemed schools and early childhood centers, including St Hilda's School, Southport State School, and The Southport School. With excellent public transport options and easy access to major roads, commuting is a breeze. Whether you're drawn to the luxurious in-house amenities or the prime location, 1504/50 Marine Parade is a highly coveted address.

### The Investment:

- Current rental appraisal: Approximately \$850 - \$900 per week
- Council Rates: Approximately \$2,400 annually
- Water Rates: Approximately \$400 quarterly

- Body Corporate: Approximately \$170 per week

The Disclaimer:

In the creation of this advertisement, we have made every effort to ensure the accuracy and truthfulness of the information provided. However, we assume no responsibility and disclaim all liability for any potential errors, omissions, inaccuracies, or misstatements that may arise. We strongly advise prospective purchasers to conduct their own investigations and verification of the information contained herein. Furthermore, it is recommended that buyers independently inquire about building approvals and any relevant warranties to ensure complete satisfaction and confidence in their decision.