

**5/14 Spendelove Avenue, Southport, QLD, 4215**



**Apartment For Sale**

Wednesday, 14 August 2024

5/14 Spendelove Avenue, Southport, QLD, 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Perfectly Positioned: Your Shortcut to City Living

Discover this exceptional ground-floor apartment in Southport, perfect for both living or investing.

Ideally positioned in a quiet street just a short walk from the CBD, this unit is close to Ferry Road Markets, the Medical Precinct, and Queen Street Village.

With transport only 50 meters away and a variety of restaurants, schools, and shopping options just minutes by car, convenience is at your doorstep.

This well-maintained unit is located within the sought-after Allamanda complex and features:

- Spacious Layout: 52m<sup>2</sup> of internal living space plus a 36m<sup>2</sup> open-air terrace
- Comfortable Living: One bedroom with built-in wardrobe, and one bathroom
- Added Convenience: Security screens, storage shed on the terrace, and designated underground security parking
- Leisure Amenities: Enjoy the lovely in-ground pool with plenty of space to relax

### Key Financial Details:

- GCCC Rates: Approximately \$2,050.00 per year approx
- Water Rates: Approximately \$1,160 per year approx
- Body Corporate Fees: \$69.94 per week approx
- Tenanted at \$500 p/w ending 17/10/2024 - rental estimate of \$520 per week approx

This quality apartment offers excellent value and is sure to attract considerable interest from both buyers and investors.

Contact Alex today to book in your inspection.

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