

**1/126 Eugaree St, Southport, QLD, 4215**

 **LJ Hooker** Broadwater

**Sold Townhouse**

Monday, 19 August 2024

1/126 Eugaree St, Southport, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Catherine Nutt  
0755371311

## **A Standout From the Rest, 3 Level Townhouse - Ground Floor Bedroom/Bathroom**

Enjoy the Best of Urban Living with Unparalleled Style, Comfort and Convenience

Are you ready to upgrade your lifestyle? The time is NOW! The current owner is committed to sell this amazing townhouse due to a change of circumstances, and this extraordinary property is up for grabs. Don't miss out – seize this chance before it slips away!

Welcome to this immaculate, owner-occupied, 3 level townhouse nestled just moments from the vibrant city hub of Southport. This well crafted townhouse offers the epitome of luxury living, with high end finishes and fittings throughout and designed to ensure your privacy.

Positioned at the end of the block, number 1 is truly a stand out from the rest. This particular townhouse offers an expansive wrap around balcony, views across the greenscape of the suburb of Southport and at night you can take in the twinkling lights of the cityscape. Best of all, the location captures amazing passing breezes through the sweltering Gold Coast summer months.

Designed with sophistication, easy living and comfort in mind, this upmarket townhouse presents a rare opportunity to own a piece of architectural excellence. Whether you seek a serene retreat just moments from the city or a lucrative investment opportunity, this exceptional property is sure to exceed your expectations.

### **FEATURES YOU'LL LOVE:**

- 3 generous bedrooms, 3 bathrooms, 2 car enclosed garage
- Expansive 215m<sup>2</sup> floor area
- Zoned RD5
- Just 5 years old and presents as new
- Located at the end of the block, allowing for additional balcony area, a stunning outlook plus amazing breezes
- 3 spacious levels of exquisite design and contemporary architecture, all with ample natural light
- Clever design with a large ground floor, bedroom with ensuite
- Expansive wrap around balcony offering space for easy entertaining or to relax and unwind
- Elegant interior with high-end finishes and fittings
- Private study nook
- Master bedroom finished with an enviable designer walk in robe plus large opulent ensuite
- Air-conditioned and stylish fans throughout
- Next generation power alternative

### **FINANCIAL INFORMATION:**

- Reasonable Body Corporate Levies of \$61.25 per week
- Rental Appraisal \$1000 - \$1100 per week
- Water approx \$320 per quarter
- Council Land Rates - approx \$950.00 per half year
- Solar power ensuring the power bills are minimal

### **THE LOCAL AREA**

- 800m to the Queen Street Light Rail
- Close proximity to Griffith University and Gold Coast University Hospital
- Easy access to Southport CBD, major shopping centres and the Broadwater Parklands

To arrange an inspection, check for the open home times in the advertisement or contact the selling agent, Catherine Nutt direct on 0433 247 690.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.