

**2/59 Queen St, Southport, QLD, 4215**



**Unit For Sale**

Saturday, 10 August 2024

2/59 Queen St, Southport, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Prime Location for Investment - Central Southport

This fabulous ground-floor unit in a boutique complex of just seven residences is perfect for the savvy investor, downsizer, holiday-maker, or first-time home buyer.

Within walking distance from the highly active Broadwater, Australia Fair Shopping Centre, Aquatic Centre, RSL Club, TAFE, Southport CBD, and the vibrant cafes and restaurants along Scarborough Street – This low-maintenance gem boasts low body corporate fees and offers the ultimate in convenience and lifestyle in a prime location.

### Property Features:

- Open plan living/dining area
- Two well sized bedrooms with built in robes
- New paint & carpets
- Updated kitchen
- Ceiling fans throughout
- Single undercover carport
- Separate storage room
- Light Rail station within walking distance
- Small block of 7 units - ground floor
- Low Body Corporate fees
- Expected rental income \$570 - \$600 per week

### THE NUMBERS:

Strata Rates approximately \$43 per week

Council Rates approximately \$ TBA per half year (investment)

Water Rates approximately \$ 350 per quarter (investment)

### Lifestyle and Investment Potential

Whether you're looking to invest in a thriving CBD market or move in and enjoy a comfortable, convenient lifestyle, this unit offers endless possibilities. The ground-floor position keeps it cool in the summer with refreshing sea breezes, making it an inviting retreat.

### Inspection Details

Due to limited on-site parking, private inspections are welcome. However, ample parking is available in the adjacent streets. Don't miss out on this exceptional opportunity – contact Hayleigh at RAS360 on 0423 328 223 to arrange a suitable time for your visit.