

SOLD

UNDER CONTRACT DUAL OCCUPANCY – PERFECT FOR THE EXTENDED FAMILY - OR AS A LUCRATIVE HOME/INCOME OPPO

Get in quick on this unique 7 bedroom, 4 bathroom property which presents a great lifestyle and lucrative investment opportunity.

Cleverly divided into 3 separate zones there are a number of ways this property can be configured to suit either the extended family - or as a productive home + income opportunity.

Currently organised as private student accommodation there are 6 bedrooms, 2 bathrooms, a kitchen and living area in Zones 2 & 3 in addition to a 1 bedroom plus study Manager's apartment with studio and in-ground pool. This arrangement has massive income potential with each room available to be individually leased for \$150 per week.

The property can also be utilized as a 5 bedroom, 3 bathroom + study home - complimented by a 2 bedroom 1 bathroom unit at the front – perfect for the extended family – or for generating supplementary income as short or long term rental accommodation.

Only 3 kilometres from Griffith University and the Gold Coast University Hospital this property is ideally located to achieve abundant investment returns whilst being in a high capital growth area, close to major infrastructure, roads, schools and only a short drive to the Broadwater and Beaches.

As well as the potential for superb cash-flow this residence embraces the Gold Coast lifestyle with a stunning in-ground pool, poolside studio for entertaining or guest accommodation, and a large undercover alfresco area with Balinese pavilion.

Inspection a must to truly appreciate what this property has to offer.

Potential rental returns:
(Please refer to the floor plan to note the property layout options when referring to this guide.)

As a whole house: 7 bedroom + study, 2 kitchens, pool, 3 car, studio \$770pw*

7 BED | 4 BATH | 1 CAR

PRICE:
\$730,000

OPEN FOR INSPECTION:
N/A



Scott Euler
0431174010
scott.nicola@atrealty.com.au

15 Nakina Street
SOUTHPORT
Block Size 610m²

ZONE 1

1 Bed + Studio
2 Bath | 2 Car
Internal 155m²
Covered External Areas 48m²
Total 204m² or 22 Squares

ZONE 2

4 Bed | 1 Bath
Internal 75m²
Walkway 5m²
Total 80m² or 9 Squares

ZONE 3

2 Bed | 1 Bath | 1 Car
Internal 78m²
Carport & Patio 38m²
Total 116m² or 12 Squares

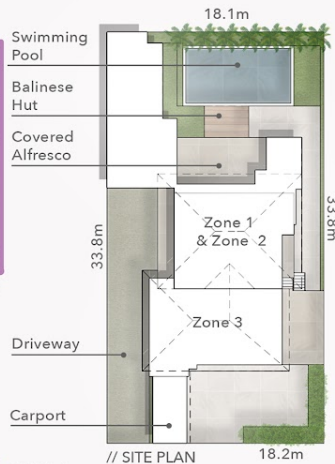
COMBINED TOTAL

7 Bed + Studio
4 Bath | 3 Car
Internal 308m²
Covered External Areas 91m²
Total 399m² or 43 Squares

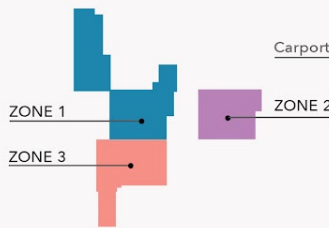
The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at: puredesignconcepts.com.au



// FLOOR PLAN
First Floor



// SITE PLAN
NAKINA STREET



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.