



FOR SALE

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:
BUYER ENQUIRY ABOVE \$699,000

OPEN FOR INSPECTION:
N/A



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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

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puredesign PLANS FOR
CONCEPTS PURPOSE



NORTH

// FLOOR PLAN
First Floor

ZONE 1

ZONE 3

ZONE 2



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.