



# FOR SALE

## TOO GOOD TO IGNORE

A small well-maintained complex of nine units, low body corporate and prime position in the sought-after pocket of the Southport CBD. What an opportunity for anyone looking to renovate, rent or reside, with the assurance of future growth. The current owner has lived here since the property was built and maintained the property in prime condition. Night lights of Surfers Paradise from this top floor apartment are captive.

### Features:

- # 2 bedrooms both with built in robes
- # 1 bathroom
- # Kitchen with electric stove and modern feel
- # Separate large storage room
- # Single garage with internal access
- # Separate laundry
- # Air-conditioned plus fans
- # Low body corporate fees

Walking distance to Australia Fair shopping centre, the Broadwater parklands, light rail, TAFE college, Ferry road markets, restaurants, cafes, and Chinatown. Wow! the list goes on. Griffith University, schools, and the Gold Coast University hospital are a short drive or ride the G-Link.

Southport is a centre for business and retail with plenty of development planned to ensure this established suburb continues to grow with the everchanging times.

The owner is serious about selling and ask that all offers be presented for their immediate consideration.

Call Michelle on 0426 222 233 for further details and inspection

2 BED | 1 BATH | 1 CAR

### PRICE:

"ALL REASONABLE OFFERS WILL BE CONSIDERED!"

### OPEN FOR INSPECTION:

N/A



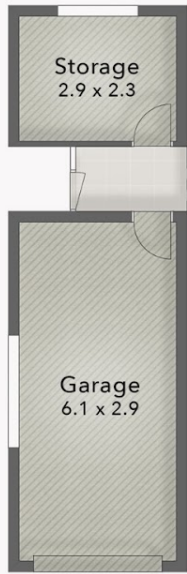
**Michelle Medynski**

**0426222233**

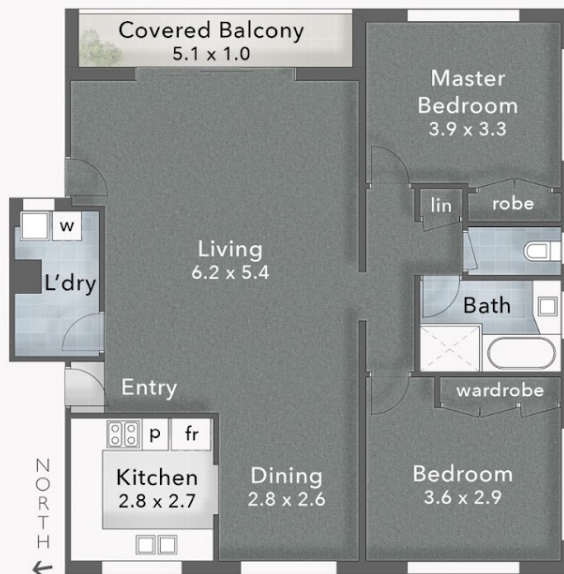
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City Views



// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
Level 2



// LOCATION MAP

**SUNDIAL COURT**  
9/34 Meron Street  
SOUTHPORT

**FLOOR AREA SIZES**  
Internal 94m<sup>2</sup> | Balcony 6m<sup>2</sup>  
Total 100m<sup>2</sup> or 10 Squares  
Carspace & Storage 28m<sup>2</sup>

**PROPERTY DETAILS**  
- 2 Bed  
- 1 Bath  
- 1 Car + Storage

**puredesign** PLANS FOR PURPOSE

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**@realty**

Michelle Medynski 0426 222 233

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.

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