

**SOLD**

## 2 LARGE CAR PARKS - LARGE OUTDOOR LIVING

Located in the fabulous 'The Courthouse No.2' building, this expansive ground floor unit offers modern open plan living with air conditioning, a central kitchen with island bench and a natural air flow through the unit to balconies at either end.

Enjoy the benefits of spacious open plan living, only 10 minutes walk from the Southport CBD, Broadwater Parklands, beach, light rail and public transport network.

### FEATURES INCLUDE:

- Large open plan living areas with brand new air conditioning.
- 2 outdoor areas - 1 extra large.
- Kitchen with island bench, pantry, ample bench space and dishwasher
- Large master bedroom with walk through robe and ensuite.
- 2nd Double bedroom with double door robe.
- Family bathroom with concealed laundry.
- Security screens and vertical blinds.
- Linen cupboard.
- Double side by side secure car parking spaces.
- Onsite in ground pool and barbeque area
- Pet friendly subject to Body Corp approval.
- Rental potential \$370 - \$390 per week - Current rent of \$370 has been in place for 2 years.
- Body Corp fees approx. \$77.50 per week
- Easy access to Griffith University and The Gold Coast Hospital.
- Perfect for investment or living, the unit has long term tenants in place with lease finishing or renewable on the 7th April 2020.

If you like walking, you are located just a short stroll to the beautiful Broadwater with its parks, picnic areas, boating, fishing and water sports, close to cafes and restaurants and a short drive to the Australia Fair shopping centre and the M1 motorway.

Call Jane Dalzotto on 0403 374 396 to arrange an inspection time.

## 2 BED | 2 BATH | 2 CAR

**PRICE:**  
\$286,500

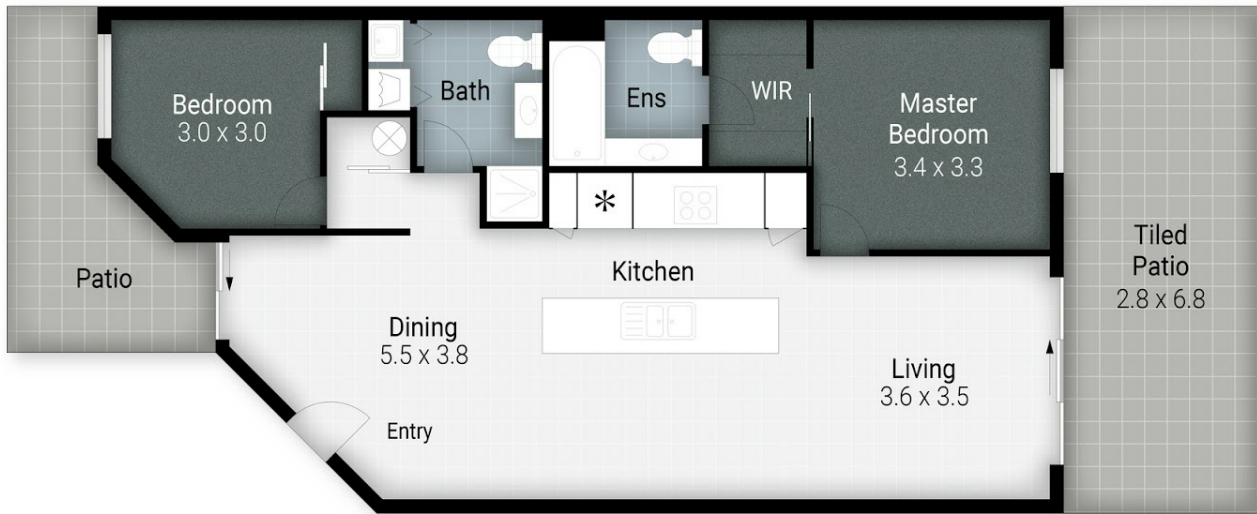
**OPEN FOR INSPECTION:**  
N/A



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3/7-9 Johnston Street, Southport.

Internal: 84 m<sup>2</sup> | External: 28 m<sup>2</sup> | Total: 112 m<sup>2</sup>

Jane Dalzotto  
0403 374 396



Plans shown are only indicative of layout. Dimensions are approximate.

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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