



SOLD

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Ideal property for 1st Home Buyers or exceptional investment opportunity for the discerning property investor with a net ROI of 5% approximately. This spacious one-bedroom apartment expands over a massive 119sqm and is located in a delightful sandstone complex which is only an 8 minute walk (1200m) to the Southport Broadwater. Currently owner occupied, so the property is ready to move straight in vacant possession or rent out in flourishing rental market.

Home Features:

- * Exceptionally large apartment with entertainment courtyard
- * Ground floor position on George Street side of the complex
- * Enormous king-sized Bedroom, Ensuite and Built-in Robes
- * Spacious living and dining area flowing effortlessly out to the alfresco area
- * Open plan kitchen overlooking the living areas with ample storage, stone benchtops and all modern appliances
- * Separate built-in laundry includes a washing machine and dryer
- * Split system and Reverse cycle air conditioning
- * Secure underground carparking
- * Common area entertainment area and BBQ facility at front of the complex
- * Rental Appraisal \$550 to \$600 per week approx.
- * Pet friendly complex
- * **FIRST HOME CONCESSION FOR TRANSFER DUTY**
(<https://qro.qld.gov.au/duties/transfer-duty/concessions/homes/first-home/>)

Location Features:

- Smith Street M1 Access 260m
- Broadwater 1200m
- Queen Street Village Shops 1000m

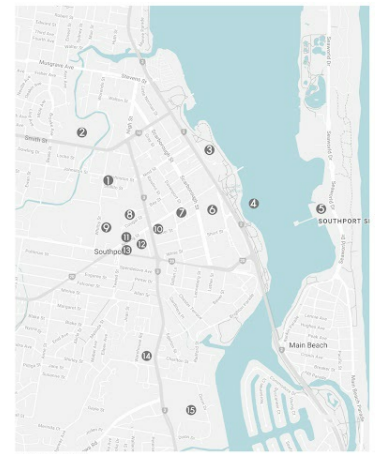
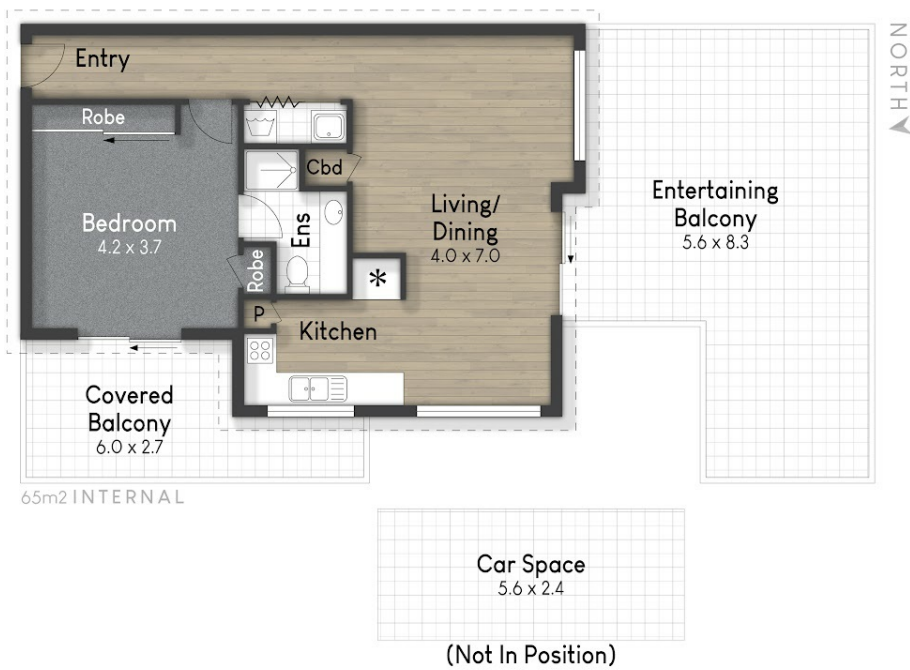
1 BED | 1 BATH | 1 CAR

PRICE:
\$480,000

OPEN FOR INSPECTION:
N/A



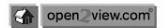
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LOCATION MAPS

POINTS OF INTEREST

1. 2/38 Johnston Street, Southport
 2. Southport State High School | 3. Broadwater Parklands
 4. Broadwater | 5. Marina Mirage
 6. Australia Fair Shopping Centre | 7. Chinatown Gold Coast
 8. St Hildas School | 9. Gold Coast Aquatic Centre
 10. TESLA | 11. G-Link Light Rail Station
 12. Queen street Village Shops | 13. Dendy Cinemas Southport
 14. Ferry Road Markets | 15. The Southport School



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2/38 Johnston street, Southport
Internal: 65 m² | External: 54 m² | Approx Total: 119 m²

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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