



# SOLD

## LARGE INNER CITY - EXQUISITE LARGE APARTMENT WITH BEAUTIFUL TRANQUIL AND SERENE SURROUNDINGS

Set in exclusive Bauer Street within the GOLDEN CIRCLE of SOUTHPORT and just minutes to the Southport CBD, TSS and Light Rail at end of the street this apartment really is at close proximity to all things that make a GREAT lifestyle. Built in 2006 the apartment has 132 square metres of internal floor space plus 46 square metres of balcony, it is one of 6 in the complex & 2 town houses. There are 2 apartments per floor and with a body corporate levy of approximately \$156pw/GCCC Rates \$1950pa / GCCC Waters Rates \$1480pa.

\* NORTH EAST facing which captures morning sunshine and fresh breezes and leafy views\* VERY CLOSE to BROADWATER and ALL Shops, Restuarants and Transport\* 3 generous bedrooms, 2 with built in robes and wall mounted TV's\* Master bedroom with W.I.R, ensuite and private balcony\* Plantations Shutters throughout which provides a sense of coastal living\* Large open plan tiled Lounge Living and Dining area which flows out to the LARGE outdoor living area\* MODERN Gourmet kitchen, Caesar Bench top, soft-close drawers & quality appliances\* Impressive glass SMOOTH bi-folding doors have been added to the expansive balcony  
 \* Plenty of room for a BBQ on the large balcony and entertaining area as well as a lounge setting\* 2 designer bathrooms plus powder room & separate laundry\* Video intercom system and security alarm for peace of mind\* Fully Ducted AC, LED lighting and neutral colours throughout \* LARGE side by side 2 carparks (security gated) with plenty of lock up storage space and an extra storage too\* FRESH SPARKLING swimming pool with entertaining area - great for the family to enjoy\* The LIFT compliments the well maintained small boutique complex - Fully Painted in 2023\* GOLD COAST UNI and HOSPITAL only a few minutes tram ride away - VERY CONVENIENT !!!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$960,000

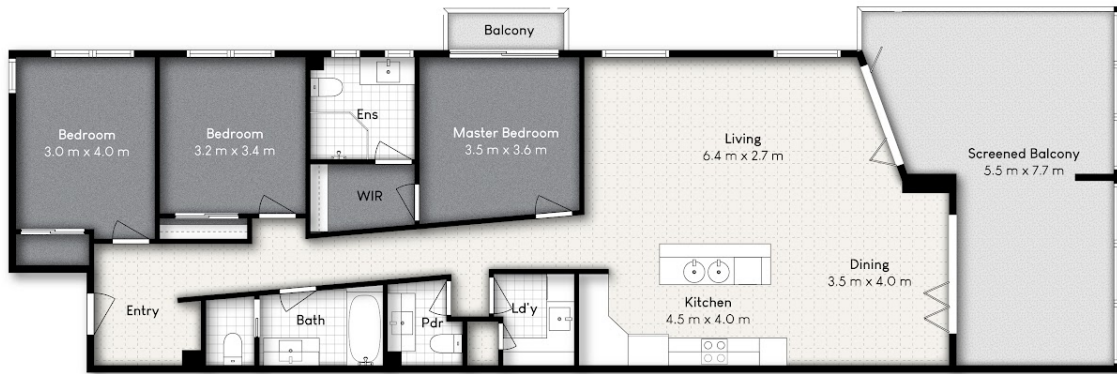
OPEN FOR INSPECTION:  
N/A



**Jackie Taylor-Fox**  
0411236823

jackietaylorfox@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



U3/29 BAUER STREET, SOUTHPORT

3 3 2

Internal: 132m<sup>2</sup> | External: 46m<sup>2</sup> | Total: 178m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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