



# FOR SALE

## SPACIOUS TOWNHOUSE IN PRIME LOCATION! GREAT INVESTMENT PROPERTY!

This immaculate and tastefully renovated 3 bedroom and 2 bathroom townhouse is situated in a well-maintained complex of only 4 townhouses and a sought after location in Southport. The family friendly floor plan is a perfect property for both the astute investors and owner occupiers. Conveniently located close to the G:Link Tram station, St Hilda's School, Southport State School, Southport Private Hospital, Bus stop and shops. The owner will look at reasonable offers. Don't miss out!

### Features include:

- Master bedroom ensuite and walk in robe
- Further 2 double bedrooms with WIR and BIR
- Family bathroom, separate toilet
- Open plan living and dining area leading to private patio area
- New quality timber flooring living, dining and bedrooms
- Well appointed kitchen with dishwasher and plenty cupboard spaces
- Split system air conditionings main living and bedrooms
- Ceiling fans throughout
- Security screen to doors and windows
- Powder room (toilet and washbasin)
- Ample storage space and linen cupboards
- Internal access single lockup garage plus exclusive 2 vehicles parking spaces
- Pet friendly allowed
- Move in Ready
- Rental appraisal approximately \$750 per week
- Body corporate fee around \$30 per week including building insurance
- Council rates \$1,835 per year
- Water rates around \$1,624 per year
- Low maintenance easy care garden
- Inspection is recommended

For information or to inspect, please contact listing agent Anthony 0404 124284

Disclaimer: The information contained herein is obtained from owners and/or relevant and

3 BED | 2 BATH | 3 CAR

### PRICE:

Under Contract

### OPEN FOR INSPECTION:

N/A

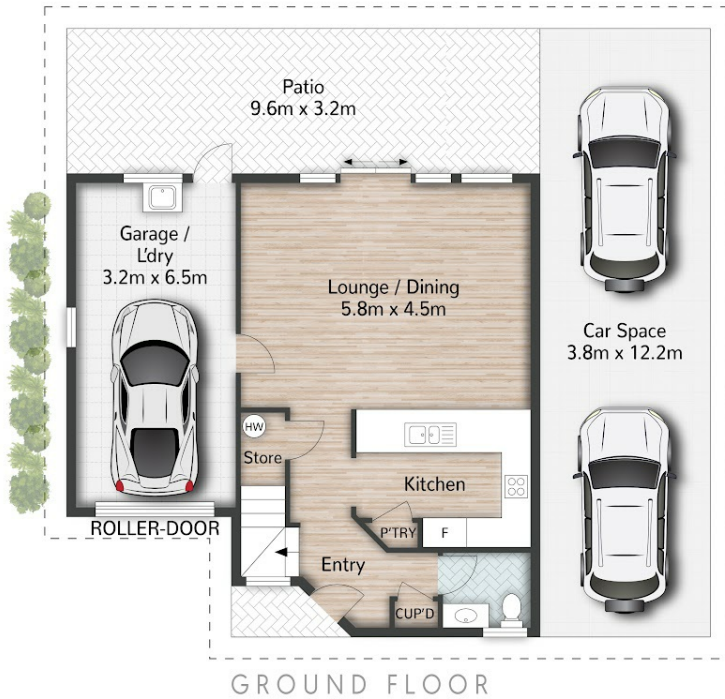


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4/103 Pohlman Street **SOUTHPORT**

3 | 2 | 3 | 219m<sup>2</sup> |

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.