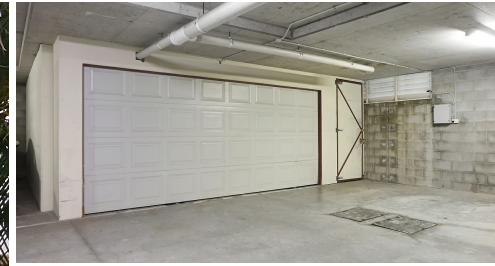


3/40-42 MERON STREET SOUTHPORT



## FOR SALE

**SOLD BY HELEN KNIGHT 0407 734 746**

This ground floor apartment is located in a quiet street in the small complex "Orana Crest" with secure front entry and secure garage parking.

The true cherry on top is the secure 2 car remote controlled garage parking included with this property.

The master bedroom with mirrored wardrobes opens out to a long private secure garden balcony and has an ensuite with a bath and shower. The master bedroom study area with overhead cupboards and shelving makes this a good office area. The guest bedroom opens out to a long secure balcony with views of Southport. The family bathroom has a 'his and her's' walk through wardrobe with plenty of space for belongings.

The large tiled lounge room accesses a spacious long secure balcony with shade blinds and views across Southport. The modern kitchen has views to the private garden and has a glass cooktop, stainless steel oven with plenty of cupboard and bench space, 2 good sized pantries, a double sink, a microwave space and plenty of power points. A study nook near the lounge with a bench and overhead cupboards is the perfect spot for a second office or a children's craft area. The in house laundry completes this picture.

This property contains aircons, ceiling fans, legislated smoke alarms, security screens with the living areas fully tiled with an off white trendy tile. The complex has secure intercom front gate entry.

Location is the key.....Southport is a thriving hub of culture, entertainment, and convenience. This property is approx. 5 mins from the newly developed \$500M Queen Street Village and Ferry Street Markets with its trendy restaurants and boutique shopping. Griffith University and the Gold Coast University Hospital are approx. 9 mins away and there is plenty of private and public schooling with transport available. St Hilda's is 3 mins away and TSS boys college is approx. 7 mins away. The Light Rail and bus travel are at your doorstep for further Gold Coast travel. The Gold Coast beaches are a very short drive away with Australia Fair and Pacific Fair able to be accessed on the Light Rail or make the 5 - 15 min drive if you prefer.

This apartment is perfect for a professional couple, young family, or those looking to downsize and is a fantastic investment opportunity.

**2 BED | 2 BATH | 2 CAR**

**PRICE:**

**\$665,000 to \$675,000**

**OPEN FOR INSPECTION:**

**N/A**



**Helen Knight**

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