



**SOLD**

## GREAT INVESTMENT OPPORTUNITY, CLOSE TO ALL AMENITIES

This spacious, neat and tidy 2 bedroom unit is situated on the ground floor of a block of 8 units in a well maintained complex and a sought after location in Southport. Conveniently located close to the Broadwater, Chirn Park, shops, park, cafes, Australia Fair Shopping Centre and public transport – G:Link. Don't miss out!

### PROPERTY FEATURES:

- Two good sized bedrooms with built in robes
- Large open plan living and dining area
- Functional kitchen with good pantry space
- Security screen door and window
- Abundance storage space
- Split system reverse cycle air conditioning
- Plenty natural light
- Move in ready
- Single carport plus off-street parking
- Rental appraisal \$650 - \$700 per week
- Great location in a quiet street

### FINIANCIALS:

Body corporate fee approx. \$64 pw incl building insurance  
Council rate approx. \$1170.69 half yearly  
Water rate approx. \$354.58 quarterly

For more information or to arrange a private viewing, please contact Anthony Teo.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$635,000

OPEN FOR INSPECTION:  
N/A



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Unit 4/46 Stevens Street **SOUTHPORT**

2 | 1 | 1 | 96m<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.