

## FOR SALE

### ONLY MINUTES TO THE BEACH - GOLD COAST GEM!!

Positioned in a prime location, this unit presents a rare opportunity within one of Southport's most tightly held pockets. Welcome to Bauer Lodge a spacious 3-bedroom apartment set on the top floor of a secure, low-maintenance complex. Offering three well-sized bedrooms and two bathrooms, this apartment is designed for comfortable living. The open-plan layout creates a generous living and dining space that flows seamlessly out to a private balcony overlooking the pool perfect for relaxing or entertaining. The spacious kitchen is well-equipped with a dishwasher, wall oven, electric cooktop, and rangehood, complemented by ample bench space and plenty of storage. Additional features include a secure, designated basement car space, along with convenient visitor parking available on the street.

Whether you're an owner-occupier or investor, this is an outstanding opportunity to secure a quality property in a sought-after location. This complex is close to Australia Fair Shopping Centre, the Broadwater Parklands and the G Link light rail stations. Several schools are close by including Southport State School, Southport State High School and St Hilda's. This fantastic CBD location makes this exceptional unit a lovely home or investment. This property has it all and is one not to be missed.

#### Features:

- 114m2 unit
- Low body corporate
- Kitchen area fully tiled
- Wall oven and Dishwasher
- Kitchen ample bench space
- Ensuite + two-way bathroom
- Three well-proportioned bedrooms
- Main bedroom featuring a walk-in robe
- Timber-look laminate flooring throughout
- The open lounge and dining area is sure to stand out
- Private balcony with an elevated view across the pool
- Dedicated basement parking for security and convenience
- Pool and BBQ area, perfect for Sunday lunches and evening dinners
- All gardens are professionally maintained and manicured for your convenience. For investors:

3 BED | 2 BATH | 1 CAR

#### PRICE:

Offers over \$925,000

#### OPEN FOR INSPECTION:

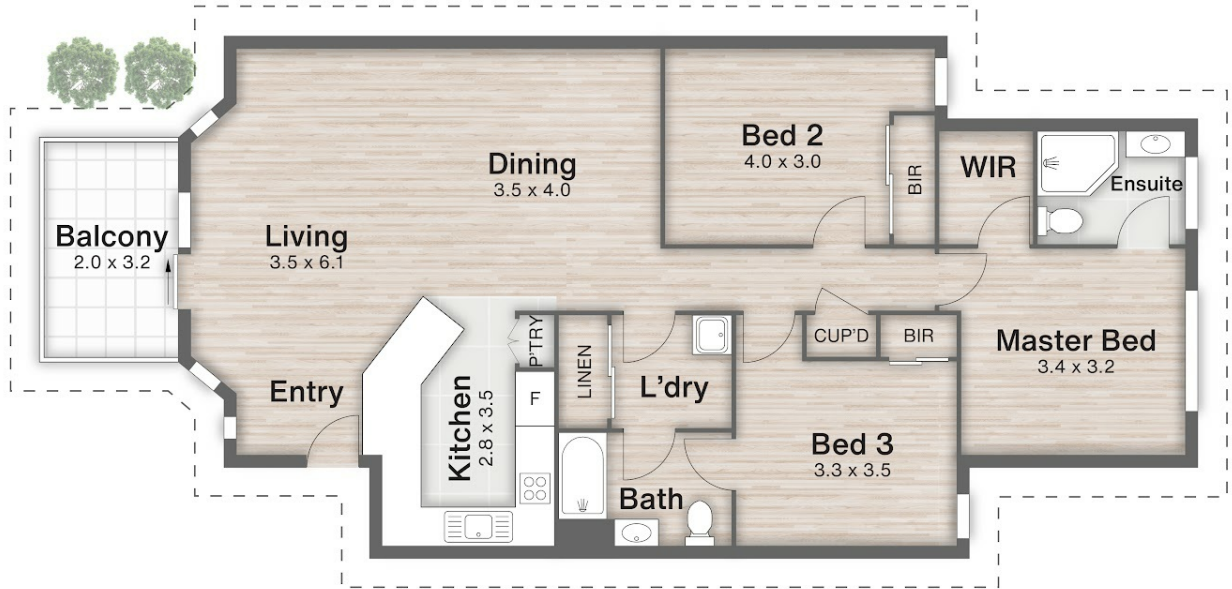
Apr 26 at 11:30am - 12:15pm



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Tyme Real Estate



26/53 Bauer Street **SOUTHPORT**

3 | 2 | 105m<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.