



## FOR SALE

### GREAT HOME, QUIET AND CENTRAL LOCATION. IDEAL FOR THE FIRST HOME BUYER OR ASTUTE INVESTOR!

This great home is positioned in a very quiet and elevated street in Southport on a 506m<sup>2</sup> parcel of land. Located within minutes to local schools and shopping centers, including the ever popular Ferry Road Markets. A short drive to the Broadwater Park-lands, Griffith University and the new Gold Coast Hospital. Alternatively a short 20 minute walk to the light rail station which gives you all these destinations and more at your convenience.

The home itself has been renovated internally with new kitchen, bathroom and flooring, approximately 4 years ago, also the benefit of a new roof being installed at the same time. The home consists of 3 bedrooms, 1 bathroom plus separate WC and a combined "open plan" kitchen, dining and living area. The block itself is gently sloping towards the rear, with the front of the home having a Southerly elevated aspect. The street consists of houses only and is predominately owner occupied.

Currently tenanted on a periodic lease at \$420 per week. Investors have the benefit of tenants in place or vacant possession for the home buyer.

Ideal for an investor due to its location and condition or a 1st home buyer looking to buy with a home that's ready to move into but still has further renovation potential and growth.

Homes in this location and price range do not last long!

3 BED | 1 BATH | 0 CAR

PRICE:  
\$465,000

OPEN FOR INSPECTION:  
N/A



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