



FOR SALE

BARGAIN RENOVATOR - VACANT POSSESSION

Spacious Apartment with Huge North-Facing Balcony.

Discover outstanding potential in this well-located 96 m² apartment offering rare outdoor space and a sought-after northern aspect.

Positioned on the ground floor of the tightly held Telesto Place complex, this two-bedroom residence features open-plan living that flows seamlessly to a north-facing balcony overlooking the sparkling pool and lush tropical gardens — an outdoor area that is genuinely hard to find in Southport.

Property features include:

- Generous 96 m² internal living
- Two well-proportioned bedrooms
- Open-plan living and dining
- One bathroom plus separate toilet
- Secure basement car space
- Intercom security building with on-site management

Body corporate fees are a reasonable \$78 per week.

Investment upside:

Currently a classic renovator's opportunity. Once updated, strong rental demand supports estimated returns of approximately \$650 per week with light works, or up to \$750 per week with a full renovation — placing it firmly in line with current Southport medians.

Location highlights:

- Approx. 100 m to the G-Link light rail
- Short stroll to Queen Street Village cafes, shops and cinema
- Minutes to Australia Fair Shopping Centre, Broadwater Parklands and Southport CBD
- Convenient to Gold Coast University Hospital, Griffith University and major schools

Whether you're an investor seeking value-add potential or an owner-occupier ready to create your ideal coastal home, this ground-floor apartment delivers size, aspect, outdoor living and location in one package.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$650,000

OPEN FOR INSPECTION:

Nov 1 at 1:00pm - 1:30pm

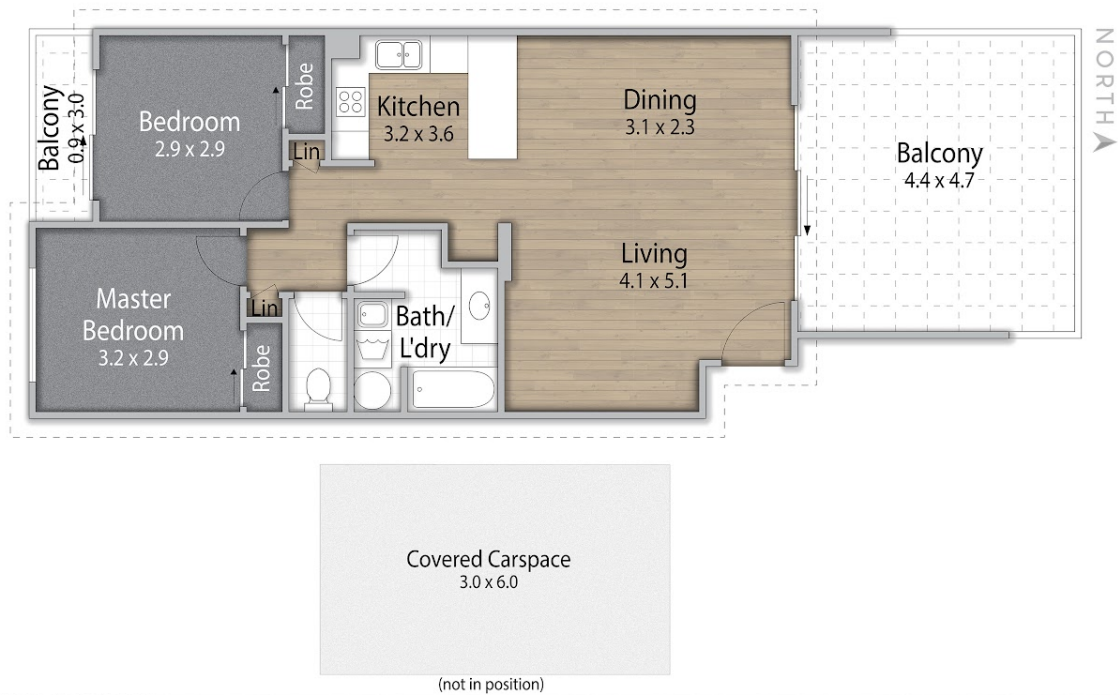


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BED 2
 BATH 1
 CAR 1
 Internal: 73 m² | External: 23 m² | Total: 96 m²



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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.

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