

FOR SALE

Night view



19/77 Brighton Parade, Southport

2 2 1

Massive price reduction. Must sell quickly.

NEVER TO BE BUILT OUT and rarely available, this South-East corner 'River Point' unit on Level 4 offers an **EXTRA LARGE** floor plan (approx. 120m² + 19.2m² garage) and spectacular water/city views from every living room. Superb by day and amazing by night, this panoramic vista will quite simply take your breath away. Within a boutique 'residential only' building of just 37 apartments, you'll enjoy a CBD location where you can leave the car and easily walk to **WOOLWORTHS** at Sundale, cafes, amenities plus the tram at **BROADWATER PARKLANDS**. Take the

Price: Contact Agent

View: remax.com.au/property-details/L18798101

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RE/MAX Coast, Ashmore

tram (light rail) from Griffith Uni all the way down to Surfers and Broadbeach or north to Helensvale with a train connection to Brisbane CBD.

Currently tenanted this would make a wonderful investment or your 'one-day' home. Check out the location and the potential - we dare you to find better.

PROPERTY HIGHLIGHTS:

- 2 Generous bedrooms with walk-in robe and built-in-robe
- 2 Bathrooms (including ensuite to master)
- Study nook
- Fully tiled throughout
- Secure basement car parking for 1 vehicle plus additional storage space and visitor parks
- 2 Living areas including open plan lounge plus additional covered and enclosed balcony / sun room
- A/C to main living
- Swimming pool + BBQ area
- Boardwalk and direct River Access
- Modest body corporate
- The current tenants have rented the property mostly furnished and this is included with the sale. For an exact inventory please contact the agent.

LOCATION

- Walk to Sundale shopping centre (Woolworths and Cafes)
- Walk to Tram and Broadwater
- Walk to Australia Fair
- Minutes by car to Griffith University and Gold Coast Hospitals
- 6 min drive to Beach and Main Beach / Surfers Paradise
- Blue chip location.

FINANCIALS

- Rates = Approx \$2580.66pa
- Water = Approx \$1572 pa
- Body Corp = 6,694.46 pa (approx \$128.74pw)
- Rented until 21.08.24

We welcome your inspection anytime by appointment

DISCLAIMER

We have used our best endeavours to make sure the above information is true and accurate. However, buyers should not rely on this information and are encouraged to make their own