

306/11 Andrews St, Southport, QLD 4215

Sold - 22/04/2021

Unit 2  2  1 



## WALK TO BEACH & LIGHT RAIL FROM EXECUTIVE NEARLY NEW APARTMENT

Stunning, practical and light filled 2 bedroom apartment in "NICHE" is ideally located in a very popular and quite street in Southport, walking distance to Light Rail and all local amenities. Executive apartment with great layout and balcony to tranquil settings, only 4 years old, contemporary and convenient, ticks all of the boxes while providing very comfortable & affordable living. Perfect East aspect to enjoy the welcoming sea breezes throughout the home. You even have your own second balcony from your Master bedroom!

**Open for Inspection**

By Appointment.

If you are looking to purchase your ideal, easy living or your secure investment inspection is highly recommended. Walk to all amenities, shops, Light Rail and magnificent Broadwater! A fantastic location yet quiet and private.

NICHE apartment offers rooftop terrace to enjoy that extra space to entertain with BBQ and outdoor settings to rejoice the 360 degree views.

Features include:

- \* Good sized balcony off the living area, perfect to enjoy the Sea-breezes
- \* Executive kitchen with granite bench-tops and quality stainless steel appliances
- \* 2 large bedrooms (Master with ensuite)
- \* Additional study nook
- \* 2 well appointed bathrooms
- \* Ducted air-conditioning + ceiling fans in bedrooms
- \* Beautiful floor tiles throughout with carpet in bedrooms
- \* Plenty of cupboard space
- \* 1 carpark in secure parking
- \* 3rd floor apartment with lift
- \* Currently tenanted @ \$435/week - until 28th April 2021
- \* Market rental appraisal around \$460 per week
- \* Low Body corporate around \$54 per week (sinking fund, admin fund, insurance)

Building Features:

- \* BBQ facilities @ expensive rooftop entertaining area

**Listed By**

Ana Tulloch

Mobile: 0439 343 432

