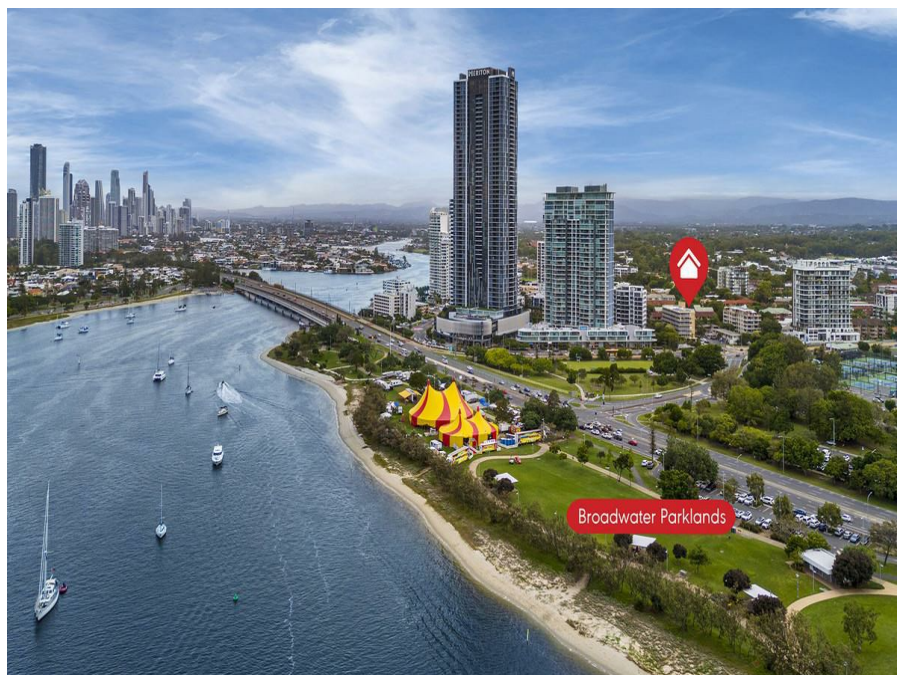


8/63 Bauer St, Southport, QLD 4215

Sold - 5/02/2024

Unit 2  1  1 



## Bauer Street

A much sought after address for anyone looking to walk to everything Southport has to offer plus the magnificent Broadwater Parklands are on your doorstep.

**Open for Inspection**

By Appointment.

This first floor unit is just 300m from the tram stations, Australia Fair Shopping Centre, cafes, restaurants and the CBD are all an easy walk, who needs a car?

An update will only add value for anyone seeking a home or investment in a great location.

Features include:

- A 3 storey walk-up block of just 16 units
- Low Body Corporate fees of approx. \$54.65 per week covers your building and public liability insurance as well as maintenance to common areas
- The added bonus of your own large 8.2m x 2.8m lock up garage which offers room for the car and extra secure storage for bikes, jet skis etc
- Bright open plan living enjoying cool Broadwater breezes
- Private North East facing balcony
- Large open kitchen with space for a dishwasher, ample cupboard & bench space
- The master bedroom has balcony access and a walk-in robe
- A large 2nd bedroom with built-in robes, its own access via patio doors, ideal for flat mate sharing
- Bathroom with shower, vanity, laundry and a separate toilet
- Security screens on all doors and accessible windows for peace of mind

A 5 minute walk (re: google maps) to hop on the light rail which passes Griffith Uni, the Gold Coast University Hospital through to the rail station at Helensvale or south to the beach suburbs currently as far as Pacific Fair Shopping Centre at Broadbeach.

Just a 6 minute stroll and you are at the Broadwater Parklands where you can walk along the water front to the Gold Coast Aquatic Centre, its Olympic pools and gym

Safe bike and walking tracks take you to Main Beach and the Surf Club

Southport is one of the best CBD locations with the Broadwater and Surf beaches close by plus easy access via Smith Street to the M1.

## Listed By

John Reason

Phone: (07) 5573 7218

Mobile: 0411 355 810

