

**12/66 Queen Street, Southport, QLD, 4215**

**McGrath**

**Apartment For Sale**

Wednesday, 18 December 2024

12/66 Queen Street, Southport, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Ben Fisher  
0755014200

## city. vibe. value.

### The Offer

The exciting connection to the vibrant city centre and the picturesque Broadwater shoreline, means this property is ideally located in the heart of Southport's CBD. Discover the perfect blend of convenience and potential with this elevated, north-facing apartment.

With a secure tenancy in place until November 2025, the new owner will enjoy reliable income while exploring opportunities for future improvements to enhance its already impressive value.

### Highlights

- + Secure tenancy until November 2025 returning \$650 per week
- + Superb northerly aspect flooded by natural light
- + Positioned within walking distance of the CBD, G-Link light rail, the Broadwater and Parklands
- + Large balcony flows directly off the generous open-plan living/dining space
- + Well-organised body corporate with tenure
- + Bedrooms with ample built-in wardrobes, ceiling fans
- + Internal resident access from basement carpark
- + Tandem car parking for 2 cars, remote garage door security
- + Main bathroom with shower-over-bath incorporates laundry
- + Master ensuite
- + Master bedroom with its own balcony
- + Airy and bright throughout with a north/south position
- + Air-conditioned main living space plus multiple ceiling fans
- + Stone kitchen countertops
- + Dishwasher

### Numbers

- + Rented \$650 per week until Nov 2025
- + Discounted body corporate levies \$86 per week
- + Sinking fund \$188,240.63 as of 5/12/24
- + 99m internal space plus 17m under cover balconies
- + Bulk metered water \$459 per quarter (depends on usage)
- + Council rates \$2,600 per year (approx.)
- + 30 units in the complex
- + Built 2006

### Icing on the Cake

Unique circumstances have made this sought-after investment available - don't miss your chance to secure a prized addition to your portfolio. See it, love it, buy it.

Thinking about real estate? We should talk. Call Ben Fisher on 0448 884 614.

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