

**Under Contract**

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📍 8/5-7 High Street SOUTHPORT QLD



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## Investment or First Home Buyer Opportunity: Renovation Ready Apartment in Prime Location

Discover an exceptional opportunity to secure a valuable property in the heart of Southport, perfect for both investors and first-time home buyers. This apartment offers immense potential for renovation and capital growth, providing a blank canvas for your vision.

### Key Features:

**Spacious Layout:** The open-plan living and dining area provides a great foundation for your renovation vision, seamlessly flowing onto a private balcony.

**Potential for Modernization:** The kitchen and bathrooms are ready for an upgrade, allowing you to design and install contemporary fixtures and finishes that will elevate the property's appeal.

**Master Bedroom:** The master bedroom offers a private retreat with scope for enhancement.

**Second Bedroom:** Well-sized and filled with natural light, the second bedroom can be transformed into a comfortable guest room or home office.

**Secure Parking:** Benefit from a designated secure car space with additional visitor parking available, adding to the property's convenience and desirability.

### Investment Highlights:

- **Prime Location:** Situated in a vibrant area with easy access to shopping, dining, and entertainment options, ensuring strong rental demand.
- **Proximity to Amenities:** Close to public transport, beautiful beaches, and parklands, making it an attractive choice for tenants.
- **Renovation Potential:** Unlock the apartment's full potential by modernizing the interiors and increasing its market value.

### First Home Buyer Appeal:

- **Affordable Entry Point:** Ideal for first-time buyers looking to enter the property market in a sought-after location.
- **Customization Opportunity:** Tailor the renovation to your taste and create a home that suits your lifestyle and preferences.

**Lifestyle Benefits:** Enjoy the vibrant Southport community with easy access to cafes, shops, schools, and recreational facilities.

Don't miss out on this fantastic opportunity to own a piece of prime real estate in

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Southport. Contact us today to arrange a viewing and explore the possibilities for transforming this property into your dream home or a lucrative investment.

## OUTGOINGS

Council Rates: \$2,594 pa approx.

Water Rates: \$1,628 pa approx.

Body Corporate: \$65 pw approx.

## LEASE

Current: \$500 pw

Rental Appraisal: \$550 - \$600 pw

## Disclaimer:

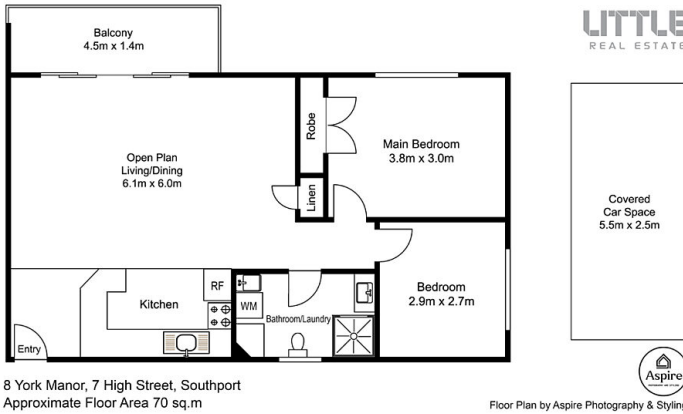
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8 York Manor, 7 High Street, Southport  
Approximate Floor Area 70 sq.m

Floor Plan by Aspire Photography & Styling

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.