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**BIG ON LIFESTYLE, LOW ON MAINTENANCE**



3 

2 

2 



383m<sup>2</sup>





# Property Overview

The allure and charm of this renovated home is sure to impress... One of only 16 residences in the gated community of 'Bellevue Close', this stand-alone house is private, safe and secure. Centrally located in Southport and held by the same owner for over a quarter of a century, this is a buying opportunity that is not to be missed!

Positioned on a low maintenance block of 383m2, you will instantly feel at ease in this bright, airy and newly refurbished home.

With three separate living areas, this spacious home offers plenty of room for all to enjoy. The front lounge boasts vaulted ceilings, fresh carpeting and floor to ceiling windows; ideal for capturing the lovely winter sunsets. Meanwhile, the dining area and family room compliment the modern kitchen. Featuring Bosch appliances, a double sink and the potential for a servery to the outdoor entertaining and BBQ area, many a great meals will be cooked here!


Thoughtfully designed, the master bedroom flaunts a built-in-robe and en-suite. Wake up and walk straight out to the sunny courtyard, where your morning coffee awaits. The remaining two bedrooms feature built-in-robes, air-conditioning and newly installed fans throughout.

Sheltered by a pergola and enjoying some skyline views, the alfresco area overlooks the lawned backyard. This will be of great appeal to the growing family, avid gardener and dog-lover alike.

In addition to the privacy and security offered by this gated community... the large pool, BBQ area, champion sized tennis court as well as the park next door will be sure to keep you and your loved ones active and enjoying life.

Reap the rewards of living in one of the Gold Coast's most renowned locations. Situated within minutes of the top private schools, private medical precincts, multiple shopping centres, the exclusive 'Ferry Road Market', the Broadwater, tram lines and a host of other amenities... you simply could not be better positioned!

Kept as neat as a pin, this home is easy to love. With strict instructions to sell, this home could be all yours...

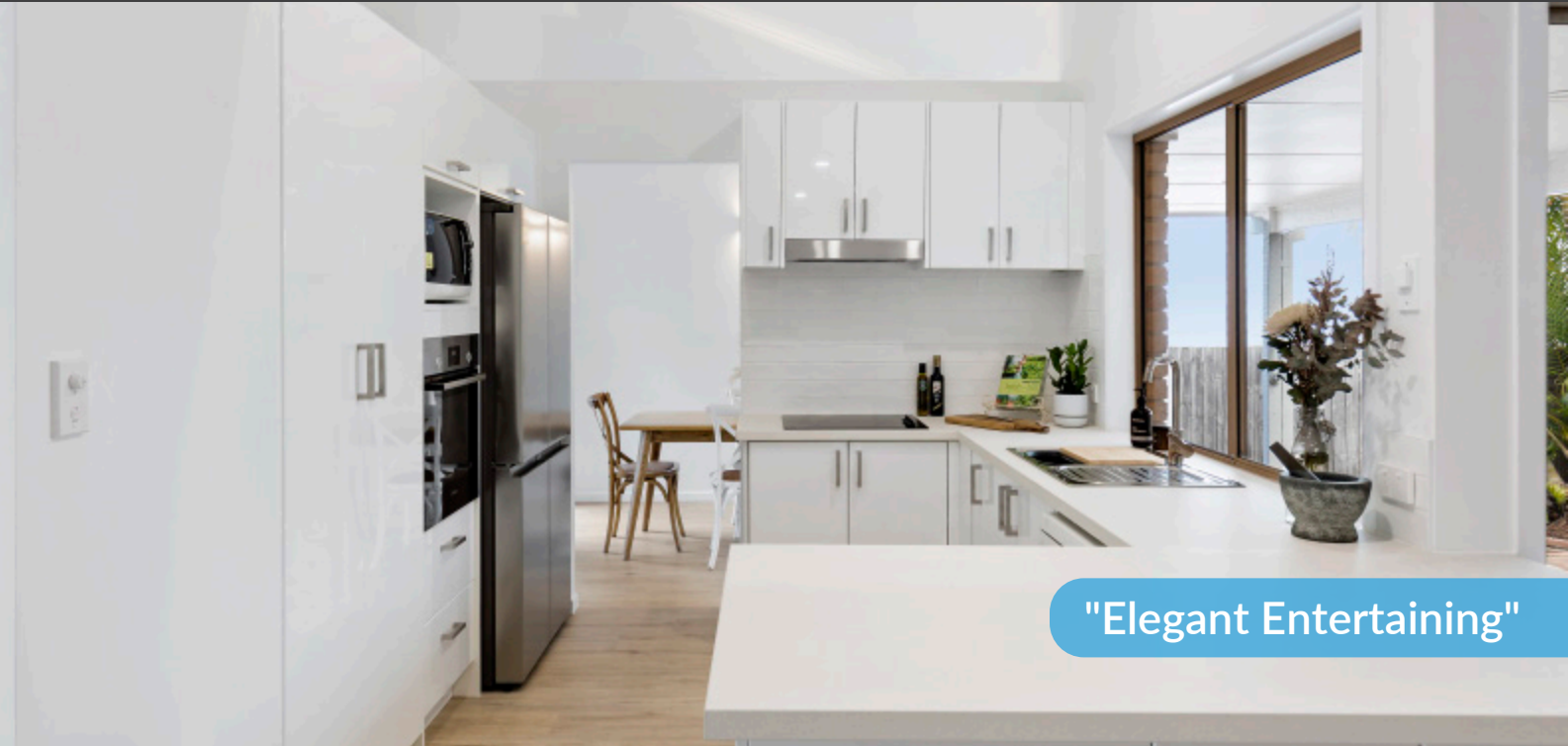


View as advertised or by appointment  
Auction: On site | Saturday, 20th Aug 2022 at 11am





"Home Sweet Home"



"Elegant Entertaining"





"Morning Coffee..."



"Restful Weekends"





"Splash into Summer"



"Central & Secure"







## Property Specifications

-  Situated on a Low Maintenance 383m<sup>2</sup> Block
-  Gated Entry to 'Bellevue Close' Estate
-  Private and Secure Stand Alone House
-  Centrally Located in Southport
-  North-East Perspective
-  Newly Refurbished Home
-  High Vaulted Ceilings
-  Fresh Carpeting Throughout
-  Bright & Airy with Double-Sized Windows
-  Three Separate Living Areas
-  Modern Kitchen with Bosch Appliances
-  Double-Sink & Potential for a Served
-  Air-Conditioning & Installed Ceiling Fans Throughout
-  Two Additional Bedrooms with BIWs
-  Master Bedroom with Built-In-Robe, En-Suite & Access to Outdoor Courtyard
-  White Pergola Shading Outdoor BBQ & Entertaining Area
-  Private Lawned Garden
-  Double Lock-Up Garage
-  Minutes to Top Private Schools, Medical Precincts, Shopping Centres, the Exclusive 'Ferry Road Markets', the Broadwater & Tram Lines
-  Champion Sized Tennis Court in Bellevue Close
-  Tiled Shared Pool with BBQ Area

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## Seller's Insights

"You just feel safer knowing you have the security of being in a gated estate"

"This location has been so convenient for us, literally adding to our quality of life"

"The pool & BBQ area has been great! The option to have a game of tennis was always a bonus, but the best part from my perspective, was not having to worry about all the maintenance associated with our wonderful lifestyle"



## Market Analysis

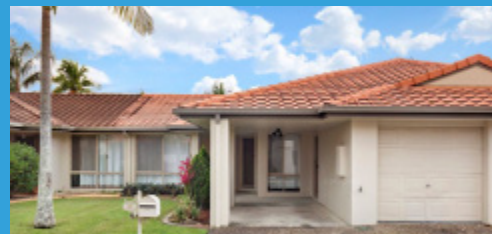
27/5 Bronberg Court, Southport

Price: \$706,000  
Traded: 6 Feb 2022  
Size: 139m<sup>2</sup>  
3 bed, 2 bath, 2 car



43/88 Cotlew Street East, Southport

Price: \$550,000  
Traded: 31 May 2022  
Size: 240m<sup>2</sup>  
2 bed, 1 bath, 2 car



24/100 Cotlew Street East, Southport

Price: \$749,000  
Traded: 22 Apr 2022  
Size: 114m<sup>2</sup>  
2 bed, 2 bath, 1 car



27/88 Cotlew Street East, Southport

Price: \$654,000  
Traded: 14 Aug 2021  
Size: 391m<sup>2</sup>  
3 bed, 2 bath, 2 car



15/4 Madsen Place, Southport

Price: \$610,000  
Traded: 1 Jun 2021  
Size: 471m<sup>2</sup>  
3 bed, 2 bath, 2 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

"Private & Beautiful"

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## Suburb Profile

Family friendly Southport is one of the Gold Coast's oldest suburbs, boasting a superb range of established gardens and giant leafy trees. Many regard Southport's residential areas as being the Gold Coast's Toorak/North Shore as you'll find many stately homes set on large blocks of land, often with river frontage or fantastic views.

Southport is rapidly becoming one of the Gold Coast's real estate development hot spots, with the booming population, and is known as the 'Central Business District' due to its accessibility to the sea and rail. The suburb continues to be the main hub of business on the Gold Coast.

The prime location is home to two of the Gold Coast's oldest and most prestigious private schools. TSS 'The Southport School' an all-boys school with expansive grounds and riverfront position and St Hilda's, the only all-girls school that started up in the early 1900s.

Dispersed throughout the suburb are small clusters of shops and corner stores. Brickworks is home to the ever popular Ferry Road Markets. It's not your average market as it houses a deli, butcher, fruit and veg, fishmonger with a Japanese restaurant, tea shop, coffee shop, restaurants and Cafes all in glamorous surroundings... truly a destination stop for the locals.

With everything at your doorstep, Southport has it all. Only minutes from the beach, marina, shopping centres, boutiques, cafes, restaurants and nightlife. The area is close to multiple forms of public transport, private hospitals, prestigious schools and a short drive to the M1 Motorway.

A rapidly growing suburb for families and those looking to capitalise on a massive growth area.







# M-MOTION

'Real Estate's New Generation'



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