# 1231/7 Quarter Lane, Southport

## Frequently Asked Questions

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| **FEATURES** | • Near new apartment - two bedrooms, two bathrooms (one en-suited)<br>• Sweeping views from the Broadwater to the Hinterland<br>• Level 23 position<br>• Floor to ceiling windows in living area<br>• Secure basement car space with separate storage locker |
| **INTERNAL SIZE**<br>**EXTERNAL SIZE**<br>**TOTAL AREA SIZE** | Approx. 92m2<br>Approx. 13m2<br>Approx. 105m2 |
| **YEAR BUILT** | 2024 |
| **RENTAL APPRAISAL** | Standard residential market **$850 - $950 p/w.**<br>Sub-let basis to Holiday let business **$1100 - $1200 p/w.** |
| **BODY CORPORATE RATES** | Approx. **$168.54 per week** |
| **COUNCIL RATES** | Approx. **$2,783.56 per annum** |
| **WATER RATES** | Approx. **$1,226.36 per annum** |
| **PARKING** | Secure basement carpark with separate storage locker |
| **COMPLEX FACILITIES** | • Pool<br>• Gym<br>• Undercover BBQ area<br>• Residents' lounge |
| **PRIMARY SCHOOLS NEARBY** | Southport State School 2–3 minutes<br>St Hilda's School 3–4 minutes<br>Musgrave Hill State School 4–5 minutes |
| **SECONDARY SCHOOLS NEARBY** | Southport State High School 2–3 minutes<br>The Southport School (TSS) 4–5 minutes<br>Aquinas College 5–7 minutes |

**Letter of Offer – QR Code**

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

McGrath