

# SHORT TERM RENTAL ASSESSMENT

22/3 NORMAN STREET, SOUTHPORT, QLD 4215

## PROPERTY DETAILS



### Address:

22/3 Norman Street, Southport, QLD 4215



### Layout:



**Description:** 22/3 Norman Street, Southport is a fantastic choice for a short-term rental, offering a modern and relaxed retreat in the heart of the Gold Coast. This comfortable property is perfectly positioned near the Broadwater Parklands, Australia Fair Shopping Centre, and just a short drive from Surfers Paradise Beach, SkyPoint, and Cavill Avenue. Guests can explore scenic waterfronts, vibrant dining precincts, and boutique shopping, all within easy reach. Enjoy morning walks by the water, paddleboarding, or sunset picnics along the coast. With convenient access to public transport and essential amenities, it's ideal for corporate travellers, especially with 30,000 workers annually rotating into the area ahead of the Olympics. This Southport gem promises an exciting and effortless coastal getaway.

## PROPERTY ASSESSMENT

MONTH	OCCUPANCY	NET INCOME	● SHORT TERM NET RETURN
January	93%	\$5,549	\$5,549
February	87%	\$4,856	\$4,856
March	83%	\$4,420	\$4,420
April	79%	\$4,004	\$4,004
May	73%	\$3,419	\$3,419
June	72%	\$3,326	\$3,326
July	73%	\$3,419	\$3,419
August	74%	\$3,513	\$3,513
September	80%	\$4,106	\$4,106
October	85%	\$4,636	\$4,636
November	89%	\$5,082	\$5,082
December	94%	\$5,669	\$5,669

### NET INCOME SUMMARY

(after all management & Airbnb fees)

Weekly  
**\$1,000**

Monthly  
**\$4,333**

Annually  
**\$52,000**

**AVERAGE  
OCCUPANCY**

**82%**

