

20 MYALL STREET | SOUTHPORT



4
BED

3
BATH

2
CARS

**STUNNING REFURBISHED FAMILY HOME WITH
FULLY SELF-CONTAINED GRANNY FLAT**

AGENT: Sam Westaway  0404 901 465

 **first national**
REAL ESTATE | On The Coast

FIRST-CLASS RENOVATION

FULLY SELF CONTAINED GRANNY FLAT



WELCOME

On behalf of our vendors and First National On The Coast, we would like to welcome you to 20 Myall Street.

We conduct our open houses in a way that is non-intrusive to allow you to take your time to look in detail without being pestered by an agent.

When you are ready, feel free to approach me with any questions. Whether you are researching the area for the purpose of buying or selling, we're here to assist you.

Please let us know if you are interested in the home, or if you would like a copy of the sale contract, we can email this to you today.

It is important to note that we are currently running at over a 90% clearance rate for the last 12 month, so it is imperative that you inform us of your interest to allow us to keep you constantly informed on how the sale of this property is progressing. We don't want you to miss out.

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THE SAM WESTAWAY TEAM
We Put You First

PURCHASING DETAILS

SOLICITOR PAUL DENT LAWYERS
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SOLICITOR INGWERSEN & LANSDOWN
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(07) 5589 2600
lab@ingwersen.com.au

MORTGAGE BROKER UPROSPER - KIRSTY GRAY
0422 417 108
kirsty.gray@uprospers.com.au
www.uprospers.com.au

BUILDING AND PEST INSPECTOR PREMIER BUILDING REPORTS
Scott Hayes
0412 855 160

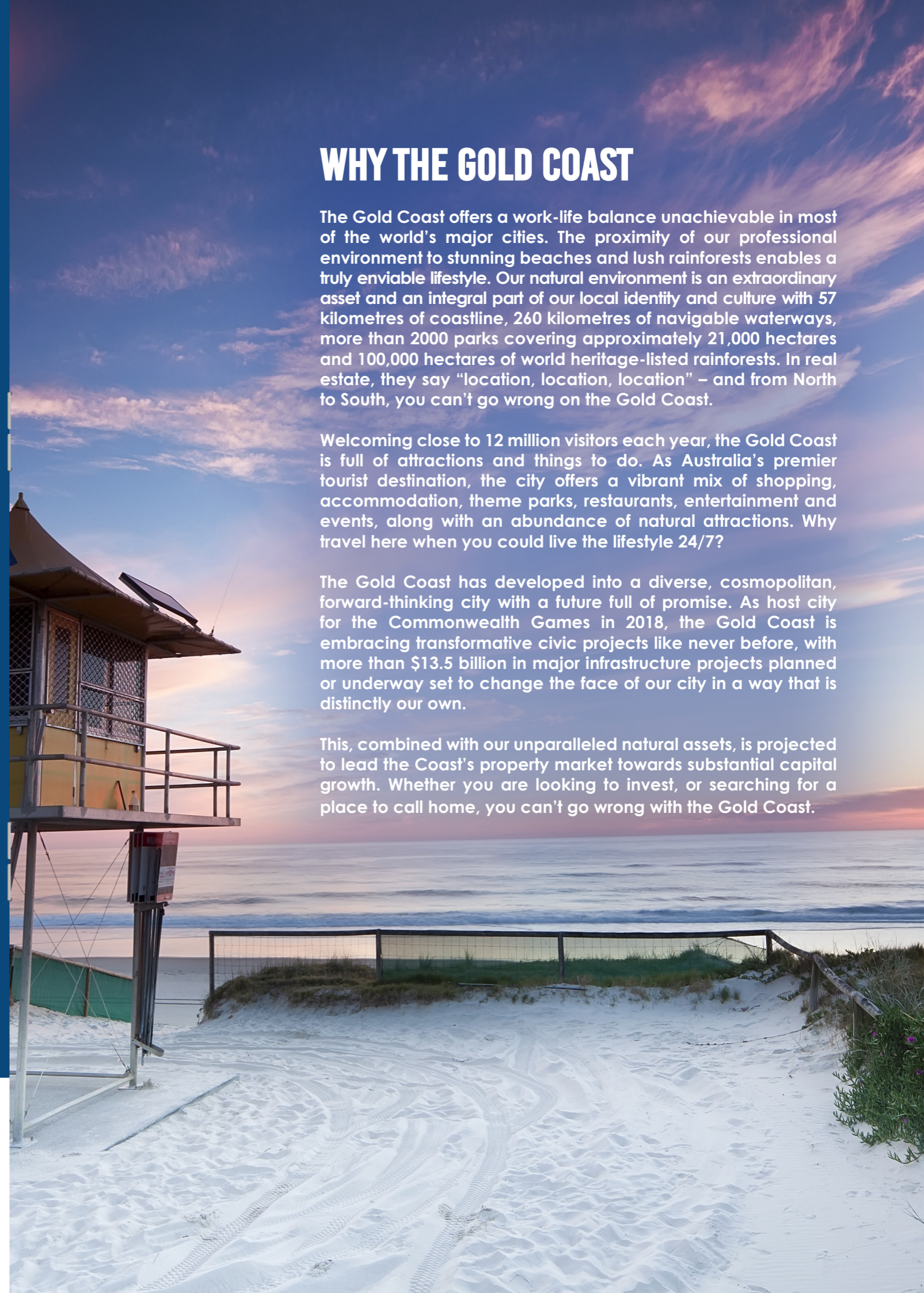
WHY THE GOLD COAST

The Gold Coast offers a work-life balance unachievable in most of the world's major cities. The proximity of our professional environment to stunning beaches and lush rainforests enables a truly enviable lifestyle. Our natural environment is an extraordinary asset and an integral part of our local identity and culture with 57 kilometres of coastline, 260 kilometres of navigable waterways, more than 2000 parks covering approximately 21,000 hectares and 100,000 hectares of world heritage-listed rainforests. In real estate, they say "location, location, location" – and from North to South, you can't go wrong on the Gold Coast.

Welcoming close to 12 million visitors each year, the Gold Coast is full of attractions and things to do. As Australia's premier tourist destination, the city offers a vibrant mix of shopping, accommodation, theme parks, restaurants, entertainment and events, along with an abundance of natural attractions. Why travel here when you could live the lifestyle 24/7?

The Gold Coast has developed into a diverse, cosmopolitan, forward-thinking city with a future full of promise. As host city for the Commonwealth Games in 2018, the Gold Coast is embracing transformative civic projects like never before, with more than \$13.5 billion in major infrastructure projects planned or underway set to change the face of our city in a way that is distinctly our own.

This, combined with our unparalleled natural assets, is projected to lead the Coast's property market towards substantial capital growth. Whether you are looking to invest, or searching for a place to call home, you can't go wrong with the Gold Coast.



WORDS THAT DESCRIBE THIS PROPERTY

**HIGH-END
PRIVATE
DUAL LIVING
LOW MAINTENANCE
FAMILY FRIENDLY
SECURE**



ABOUT THIS HOME

Homes of this quality rarely become available. An outstanding location, a first-class renovation and the huge addition of a fully self-contained granny flat will have this property at the top of every buyers wish list.

- Beautifully refurbished kitchen with stone benches, 2pac cabinetry, soft close drawers and modern appliances
- The living and dining rooms surround the kitchen and open onto the outdoor entertaining deck
- Enclosed north facing sunroom, suitable for second living or kids play area
- Master bedroom with three wardrobes and modern en-suite
- Two additional bedrooms upstairs with built in wardrobes
- Contemporary main bathroom with shower, bath tub and separate toilet
- Fully refurbished self-contained granny flat with kitchen, bathroom and laundry
- Oversized double lock up garage with modern laundry and ample storage
- Huge lock up under house storage area with inbuilt shelves
- Private and secure grassy backyard leads up to the rear entertainers deck
- Huge fenced front yard with automatic gate and pedestrian access
- Second gate for side access - perfect for your boat or caravan
- Luxury vinyl plank floorboards throughout the living and sleeping quarters
- LED down lighting throughout

Perched upon a large 607m2 parcel of prime Southport land, 20 Myall Street is perfectly positioned for maximum convenience. The home is just moments to local schools (including T.S.S and St Hildas), The Brickworks Centre/Ferry Road Markets, parks, local shopping centres, the light rail and Southport CBD.

The perfect combination of an outstanding location, high end renovation and a family friendly floor plan with a genuine self-contained granny flat, truly sets 20 Myall Street above the crowd.

WHAT THE SELLERS LOVE ABOUT THE HOME

- The huge new kitchen that overlooks the living, dining and entertaining deck
- The ultra-convenient location and being only minutes to Ferry Road Markets, shopping centres and the M1
- Side access and the fact that there are two fully fenced yards that you can separate front and back
- Secure and private with high fences surrounding entire house
- Potential secondary income from the Granny Flat – previously rented for \$350 per week

◆ LAND SIZE	607m ²
◆ RENTAL APPRAISAL	\$730-\$760 per week
◆ WATER RATES	\$1,688 pa approx
◆ COUNCIL RATES	\$1,703 pa approx



PROPERTY INCLUSIONS

HOUSE

- A family friendly layout featuring multiple interior living areas
- A great master bedroom with three built in wardrobes and ensuite
- The completely refurbished kitchen is a massive area perfect for a passionate cook
- A large 607m2 block of low maintenance land prime for development in years to come
- Newly refurbished to the highest of quality
- LED lighting throughout
- New power points and light switches throughout
- Recently repainted inside and out
- Neutral and modern colour scheme throughout
- Recently painted roof, gutters and fascia
- Huge lock up under house storage area with inbuilt shelves

ENTRY

- Electric driveway gate
- Pedestrian gate
- Second vehicle gate for side access
- Beautifully landscaped garden

LOUNGEROOM

- Luxury vinyl plank flooring
- Air conditioning
- LED downlights
- Day/night roller blinds
- Open plan adjacent to the kitchen
- TV wall mount

KITCHEN

- Brand new and professionally fitted
- Massive stone benchtop and breakfast bar with waterfall sides
- Beautiful subway bench to ceiling splashback
- Double stainless steel sink with high-end removable tap head
- Beko induction stove and pyrolytic oven
- Beko dishwasher
- 2Pac finishing
- Soft close drawers
- 100cm fridge space with plumbing
- Air conditioning
- LED downlights
- Luxury vinyl plank flooring
- Three double power points with USB fittings
- Overlooks living, dining and outdoor entertaining deck
- Specific microwave area under bench

MASTER BEDROOM

- Three separate built in wardrobes
- Ceiling fan
- Air conditioning
- Luxury vinyl plank flooring
- LED downlights with dimmers
- Day/night roller blinds
- TV wall mount

ENSUITE

- Shower with frameless screen and inbuilt shelves
- Stunning floor to ceiling tiles
- Shaving cabinet for extra storage
- New contemporary fittings

including toilet and vanity with storage

BEDROOMS 2 & 3

- Feature double wardrobes with mirrored doors
- Luxury vinyl plank flooring
- Ceiling fans
- Air conditioning
- Bedrooms feature LED downlights with dimmers
- Both bedrooms feature day/night roller blinds

MAIN BATHROOM

- Shower with frameless screen
- Large bench space
- Inbuilt drawers
- Shaving cabinet for extra storage
- Separate toilet
- Luxury tiles

LAUNDRY

- Massive area and room for drying washing inside on clotheshorses
- Tiled splash back
- Space for dryer
- Underbench area for front loader washing machine and also an open space if you have a top loader
- Clothes line right next to laundry
- Cupboards and drawers for storage including a pull out laundry hamper

GRANNY FLAT

- Studio style area with plenty of space
- Luxury vinyl plank flooring
- Access to back yard
- Separate entrance



- Massive underhouse storage room with inbuilt shelving

GRANNY FLAT KITCHEN

- Kitchen with a Beko Oven and Stove
- Microwave area under bench
- Stainless steel sink
- Overhead cupboards
- Tiled splashback
- Luxury vinyl plank flooring

GRANNY FLAT/ BATHROOM/ LAUNDRY

- Shower with frameless screen
- Large bench space
- Inbuilt drawers
- Laundry with space for a front loader washing machine under bench
- Shaving cabinet for extra storage
- Toilet with fitted door to make it separate from main bathroom area
- Luxury tiles

OUTDOORS

- Front yard with large grass area
- Two front gates, one is electric
- Pedestrian gate at front of property
- Room for a double carport or storage of a caravan, boat or trailer
- Side access from front of

property through to the back yard

- Downstairs area for entertaining under balcony
- Specially built herb or veggie garden
- Large garden shed
- Stunning clumping bamboo around fence line to create privacy from neighbours
- Oversized low maintenance & fully fenced level yard is perfect for kids and pets
- Front and backyards have separating gates which is great if you want to keep kids or pets from the front yard
- Outdoor power points

CAR ACCOMMODATION

- Double lock up garage
- Parking for 2 additional cars
- Side access for boat/ caravan/ trailer

CLOSE TO ME

PUBLIC TRANSPORT

- 0.32km – Coolibah Bus Stop
- 1.69km – Light Rail Station
- 5.35km – M1 Motorway

LOCAL AMENITIES

- 0.25km – Merinda Park
- 0.96km – Myall Park
- 0.50km – Cotlew Park

- 1.53km – Southport Golf Club
- 2.71km – Royal Pines Resort Golf Course
- 2.96km – Broadwater Parklands
- 2.13km – Gold Coast Turf Club

SCHOOLS

- 0.32km – Keebra Park State School
- 1.24km – The Southport School (T.S.S)
- 3.22km – Trinity College
- 1.5km – Ashmore State School
- 1.82km – Southport State School
- 2.28km – St Hildas School

SHOPPING CENTRES

- 1.29km – Southport Park Shopping Centre
- 1.40km – The Brickworks/ Ferry Road Markets
- 1.36km – Ashmore Plaza
- 1.36km – Australia Fair
- 1.36km – Chirn Park



PURCHASING STEPS

STEP 1: PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

- Full names including any middle names of all parties to be listed on the contract
- The deposit amount (maximum 10% of purchase price) and the method in which you will pay (eg: electronic transfer)
- The name of your chosen conveyancer (can be decided later)
- Name and contract details of your lending institution (if required)
- Determine if your contract will be subject to any conditions
- Determine what your settlement terms will be

STEP 2: DECIDE IF YOU ARE GOING TO OBTAIN A BUILDING AND PEST REPORT

Before purchasing any property (in particular a stand along home) most buyers will elect to obtain and independent Pest and Building report from a qualified inspector. Please note that this report is a complete list of defects on the home and is very different to the feature brochure received by our agency. The purpose of this report, is to uncover any major structural defects or serious termite activity in the home. Most buyers are shocked with the report they receive on any property as it can very easily be misinterpreted, e.g. "the home is 34 years old and there is some cracked tiles and some of the kitchen cabinetry is jamming" This is very typical for a home of this age and is a maintenance issue rather than a major structural defect, the point to remember here is that all homes at one time or another require maintenance, and this is known as capital improvement.

STEP 3: CONFIRM YOUR TIMEFRAMES FOR YOUR TERMS AND CONDITIONS

- Building & Pest inspection (standard term – 7days from contract date)
- Finance (standard time – 14 days)

STEP 4: NOTIFY YOUR LENDING INSTITUTE OF YOUR PURCHASE DETAILS (IF REQUIRED)

It is advised that a pre- approval of finance from your lending institute should be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if your lending institution request a valuation by a registered property valuer. This is normal practise of lending institutions, and serves as confirmation of the agreed sale price. Ensure that your lending institute has factored in stamp duty & mortgage insurance calculations into your loan.

STEP 5: MEET WITH THE AGENT TO MAKE A FORMAL OFFER

Once you have decided on the terms of your offer, it is important to make your offer formal by way of stipulating your terms on contract. Remember, a verbal offer is only worth the paper it is written on and may not be taken seriously by the vendor.

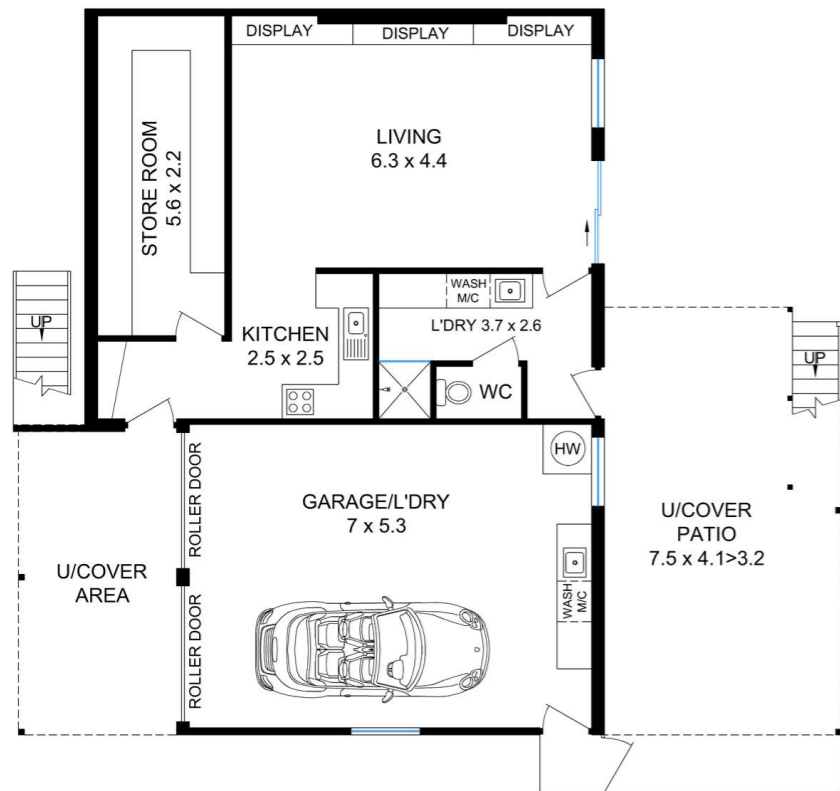
STEP 6: NEGOTIATING A PURCHASE

Once your offer has been presented to the vendor, both parties will need to negotiate until an acceptable price has been found and each party is happy. It is important you have done your research so your offer reflects the comparable market evidence in the area, not too high, not too low.

IN SUMMARY

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of my team with questions that you may have.

We are available to assist you.

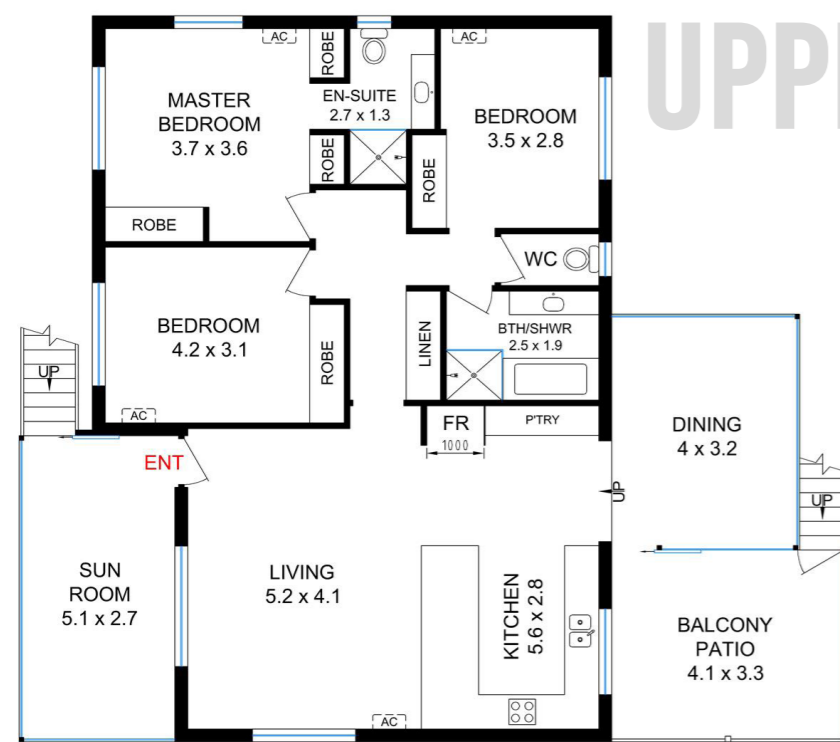
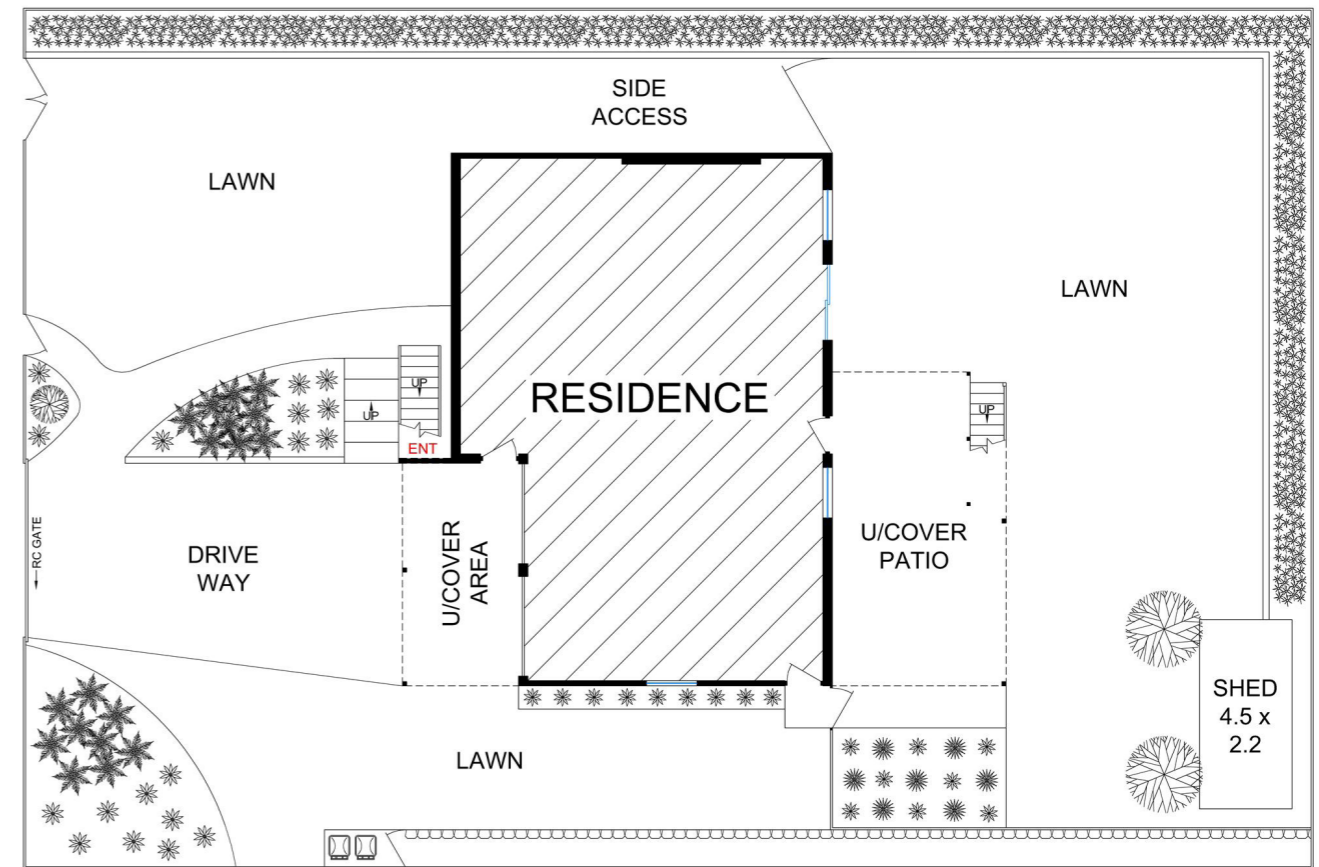


Land Size 607m²
 Internal Ground Floor Area 98.3m²
 Internal First Floor Area 127.1m²
 Combined Internal 225.4m²

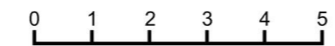
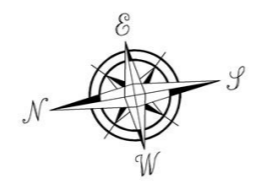
Balcony Patio 13.8m²
 U/Cover Areas 40.4m²

Total Floor Area 279.6m² or 30sqsq

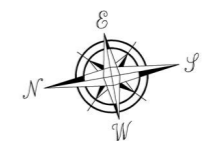
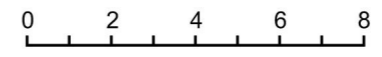
GROUND FLOOR



UPPER FLOOR



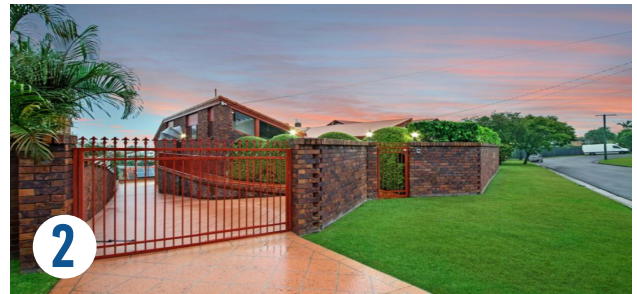
Gold Coast Floor Plans
 Scale in Meters, Dimensions are approximate, Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries



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SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	LAND SHARE	SOLD DATE	SOLD PRICE
1	26 Loweana Street Southport	4	3	4	660m ²	05-Jan-19	\$865,000
2	6 Mina Place Southport	4	2	3	680m ²	24-Jan-19	\$825,000
3	7 Crinum Crescent Southport	4	3	2	623m ²	25-Oct-18	\$725,000
4	73 Melinda Street Southport	4	2	2	503m ²	14-Jun-18	\$720,000



The above has been furnished to us by the Vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

PRICE GUIDE ABOVE:

\$699,000



firstnational REAL ESTATE | On The Coast

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