

26 LOWEANA STREET | SOUTHPORT



4

BED

1

OFFICE

3

BATH

4

CARS

A MAGNIFICENT TRI-LEVEL ENTERTAINERS PARADISE

AGENT: Sam Westaway  0404 901 465



**first
national**
REAL ESTATE

| On The Coast

STUNNING SKYLINE AND HINTERLAND VIEWS

FULLY SELF CONTAINED GRANNY FLAT



WELCOME

On behalf of our vendors and First National On The Coast, we would like to welcome you to 26 Loweana 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



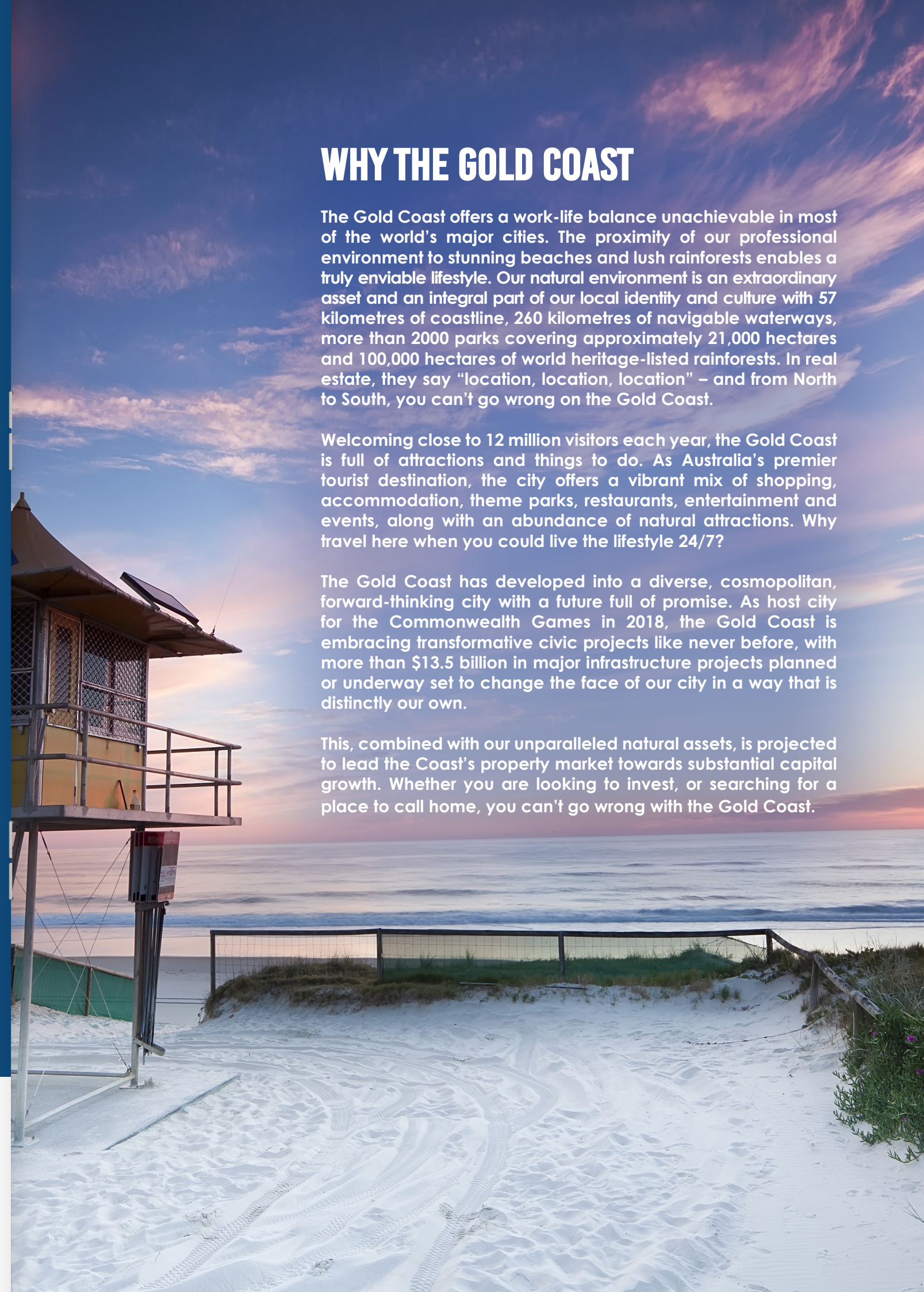
WHY THE GOLD COAST

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.



PURCHASING DETAILS

SOLICITOR PAUL DENT LAWYERS
(07) 5594 3373
(07) 5594 3371
jenny@pauldent.com.au

SOLICITOR INGWERSEN & LANSDOWN
LUKE BERRIGAN
(07) 5589 2600
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MORTGAGE BROKER UPROSPER - KIRSTY GRAY
0422 417 108
kirsty.gray@uprosper.com.au
www.uprosper.com.au

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



ABOUT THIS HOME

26 Loweana Street is a home that you have to see to truly appreciate its brilliance. Sprawled over three levels and capturing stunning skyline to hinterland views, the home offers big things at first glance, but delivers so much more.

Refurbished to satisfy all of your entertaining needs, there's not an occasion you won't want to play host to. The massive open plan top level living space takes full advantage of the views and lends itself to that desirable indoor/outdoor lifestyle. Flowing from the interior living, there's a huge rear outdoor covered entertaining addition that comes complete with a brand new bar room and café style zip down all weather curtains so the good times can continue rain, hail or shine.

All of this overlooks the magical poolside entertaining area, complete with a brand new Bali Hut, in ground speakers/lighting and Tepanyaki BBQ. Once you're done by the pool, there is even your very own 6 person Cedar Wood sauna!

We haven't even mentioned the self-contained granny flat returning \$1,400 a month yet!

- Open plan living, dining and kitchen on the top level (ducted A/C) captures the amazing views
- Stunning chefs kitchen with massive stone benches, custom glass splash back, huge curved glass island bench, integrated dishwasher, soft close drawers and walk in pantry
- Purpose built bar room joins the indoor/outdoor rear entertaining area
- North facing balconies on both the mid and top levels
- Three great sized bedrooms and home office on the mid level
- Large air conditioned master bedroom with massive walk in robe and breathtaking ensuite
- Contemporary main bathroom with beautiful big vanity, large shower, spa bath and six person sauna
- Huge poolside entertaining areas, poolside decking with built in lights, Bali hut, Tepanyaki BBQ and landscaped gardens with inbuilt Bose Wi-Fi bass speakers
- Huge garage with space for four cars or massive workshop (three-phase power)
- Fully self-contained granny flat (living, dining, kitchen, bathroom and massive bedroom) currently rented for \$350p/wk
- Additional off street parking behind the custom made wrought iron electric gate with camera intercom system

Perched upon a great sized 660m² elevated parcel of land, the homes seemingly endless list of offerings are matched by its outstanding location. A nice quiet family friendly street, the home enjoys a great street appeal and is only a stone's throw to just about everything you could ask for. Positioned just moments to local parks, public transport, schools (including TSS), golf clubs, shopping precincts, Ferry Road Markets, the Broadwater and our glorious coastline – the location is second to none.

26 Loweana Street is the high end entertainer's dream you've been looking for.

WHAT THE SELLERS LOVE ABOUT THE HOME

- That the home has seemingly been purpose built for entertaining. Whether it's a quiet weekend BBQ with friends or much larger family occasions, this home can play host to it all
- The stunning skyline and hinterland views. Watching the sunrise, sunset and the rolling thunderstorms over the skyline is magical
- That there is a steady secondary income from the Granny Flat
- For such a large home with so much to offer, it's quite low maintenance
- How the location is so quiet yet you are moments from everything. It is a great street

Having poured their heart and soul into transforming this property from its original condition to the unique and quirky entertainer's paradise it is today, the owners are sad to be moving but are hopeful we can find someone who will love it as much and create just as many precious memories here as they have.

◆ LAND SIZE	660m ²
◆ RENTAL APPRAISAL	\$900-\$1,000 per week
◆ WATER RATES	\$1,598 pa approx
◆ COUNCIL RATES	\$1,685 pa approx
◆ YEAR BUILT	1980



PROPERTY INCLUSIONS

THE HOME

- Tri-level entertainer
- 1980 Construction
- Main home offers three bedrooms + office
- Large fully self-contained granny flat returning \$350 per week
- Huge four car garage/workshop plus additional secure off street parking
- Amazing street presence from the quiet, wide street
- Quirky layout that truly makes the most of the incredible views
- Skyline views from Burleigh to Main Beach plus hinterland view to the West
- Fully landscaped gardens with lighting and inbuilt Bose speakers
- Gas flame feature beneath an 80 year old Dragon Tree
- Custom handmade wrought iron electric gate
- Full security with camera entry intercom system
- Access from the front gate to the rear outdoor entertaining area via side boardwalk (perfect for parties)
- Huge council approved indoor/ outdoor entertaining addition
- Multiple massive outdoor entertaining spaces surround the pool
- Bali hut and Teppanyaki BBQ
- Rendered brick construction
- Freshly painted tile roof
- Solar hot water
- Rain water tank
- Glass skirtings and window

- sills throughout
- Unique glass artistry can be found throughout the house (much included, many can be sold – just ask!)
- Ample Storage
- Foxtel and NBN connection

GROUND LEVEL

GARAGE

- Double lock up garage with space for four cars or huge workshop
- Three-phase power
- Additional storage

GRANNY FLAT

- Currently rented for \$350 per week
- Fully self-contained
- Separate external entry
- Additional lockable internal entry
- Large carpeted living/dining area
- Spacious tiled kitchen with large pantry
- Massive bedroom with double built in robe
- Contemporary bathroom and laundry with stunning glass features
- Bose Wi-Fi speakers throughout
- Beautiful 2.6m high ceilings
- New 7.5 watt air conditioner
- Foxtel and NBN connection

MID LEVEL

- Huge North facing deck
- Stunning slumped glass double entry doors
- Additional internal access from the ground floor
- Ambient backlit glass stairs

- lead to the top level
- 2.6m high ceilings
- Quality 100% wool Berber carpet
- Separate laundry
- Access to the rear poolside entertaining area
- Three great sized bedrooms (including master) plus home office / studio

MASTER BEDROOM & ENSUITE

- Large air conditioned master bedroom
- Absolutely massive walk in robe with built in cabinetry
- Stunning ensuite with custom back painted glass feature walls
- Frameless glass shower screen and high end dual shower heads
- Large built in vanity with storage and feature glass benchtop

MAIN BATHROOM

- Contemporary main bathroom
- Framed feature mirror
- Huge vanity with plenty of storage
- Spa bath
- Frameless glass shower screen
- Six person cedar wood sauna

TOP LEVEL

- Breathtaking views of the Surfers Paradise skyline from the entire level
- Large open plan living, kitchen and dining catches the summer ocean breeze
- Ducted air conditioning plus additional energy saving split system
- North facing front deck



- Custom built exterior rear entertaining area with all-weather zip down café curtains for entertaining rain or shine.
- Rear entertaining area leads down to the pool
- New fully built in bar room joins the rear entertaining area and interior living

KITCHEN

- Overlooks the main living space and adjoins dining and front deck
- Truly massive solid stone bench with custom glass splashback
- Stunning and functional curved glass island bench with room for four stools
- Soft close drawers with 60kg capacity
- Integrated dishwasher
- Walk in pantry

POOLSIDE ENTERTAINING AREA

- Access to the poolside entertaining area from both the mid and top levels
- Three separate tiered outdoor entertaining levels
- Massive stencilled airbrushed concrete entertaining area (half covered/half uncovered)
- Decked entertaining area

- and new 3.5 x 4.5 Bali Hut adjoins the pool
- Rear sandstone entertaining/dining space with fully built in Teppanyaki BBQ
- Grassy area and garden shed
- Frameless glass pool fencing
- Tropical landscaped gardens with built in bench seating
- Built in deck and garden lights
- Underground Bose bass Wi-Fi speakers throughout the rear garden
- Bamboo lined, lit boardwalk leads down to the front gate

CLOSE TO ME

PUBLIC TRANSPORT

- 0.23km – Bus line 741
- 0.46km – Bus line 737
- 1.85km – Light Rail Station
- 5.38km – M1 Motorway

LOCAL AMENITIES

- 0.21km – Merinda Park
- 0.23km – Myall Park
- 0.31km – Cotlew Park
- 1.37km – Southport Golf Club
- 2.76km – Royal Pines Resort Golf Course
- 2.6km – Broadwater Parklands
- 1.9km – Gold Coast Turf Club

SCHOOLS

- 0.34km – Keebra Park State School
- 1.22km – The Southport School
- 3.36km – Trinity College
- 1.64km – 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

WORDS THAT DESCRIBE THIS PROPERTY

AN ENTERTAINERS DREAM
LIFESTYLE
QUIRKY
PRIVATE & SECURE
SKYLINE VIEWS
INDOOR/OUTDOOR
SELF-CONTAINED GRANNY FLAT



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 you 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 SUMMERY

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.

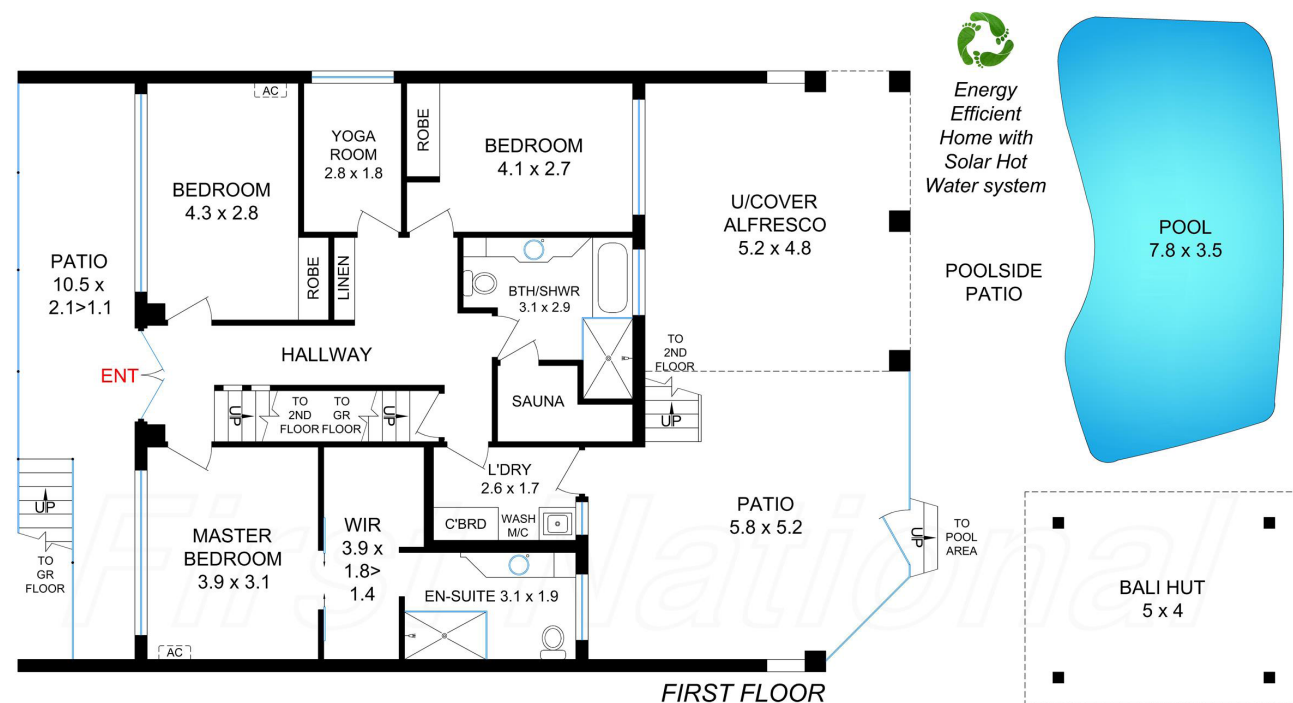
We are available to assist you.



26 Loweana Street
Southport



26 Loweana Street
Southport



FIRST FLOOR

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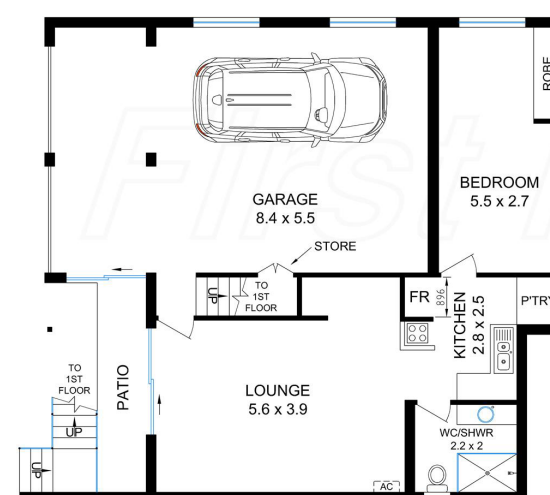
Gold Coast Floor Plans
Scale in Meters, Dimensions are approximate,
Whilst every care has been made we cannot
guarantee its 100% accuracy and interested
persons should rely on their own enquiries



Land Size 660m²

Total Floor Area 521m²
or 56sqs

26 LOWEANA STREET,
SOUTHPORT 4215

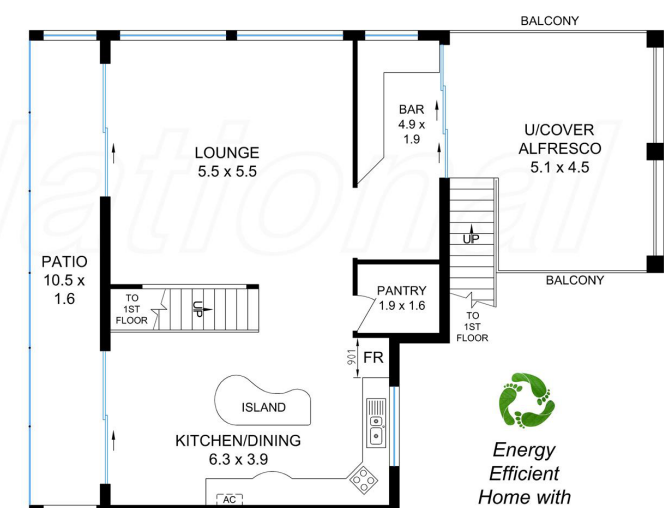


GROUND FLOOR



0 1 2 3 4 5

Gold Coast Floor Plans
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SECOND FLOOR



Energy
Efficient
Home with
Solar Hot
Water system

Land Size 660m²

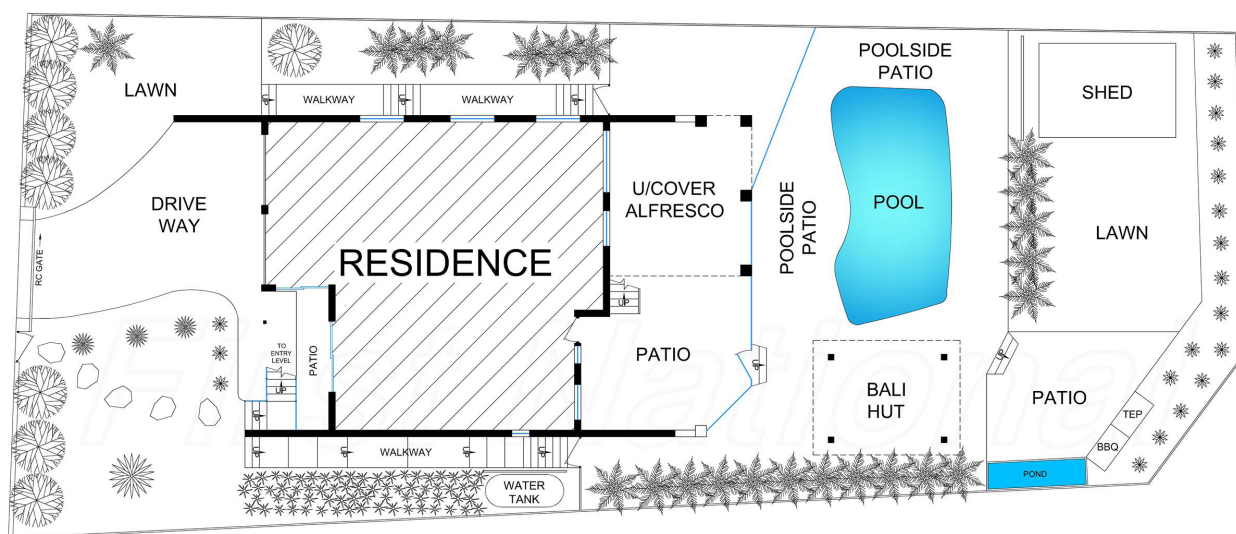
Total Floor Area 521m²
or 56sqs

26 LOWEANA STREET,
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Internal Gr Floor Area 104.3m²
Internal 1st Floor Area 88.4m²
Int'l 2ndFloor Area 73.3m²
Combined Int'l 266m² or 28.6sqs

Alfresco Areas 49.3m²
Patio Areas 88.1m²
Pool/Bali Area 117.6m²

Ceiling Height 2.4m-2.6m



SITE PLAN

Land Size 660m²



Energy Efficient
Home with Solar Hot
Water system

0 2 4 6 8

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PRICE GUIDE ABOVE:

\$889,000



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