

## Broadbeach, 2904/22 Surf Parade

### SEA FOREVER ...

Welcome to your dream coastal escape - perched high above the vibrant heart of Broadbeach!

This FULLY FURNISHED Sub-Penthouse Sky Home offers 200m<sup>2</sup> of sleek sophistication, sun-soaked style and unmatched panoramic views that stretch from the glittering Pacific Ocean to the rolling Gold Coast hinterland.

This is not just a residence - it's a SKY SANCTUARY designed for those who crave elegance, space and serenity.

Features You'll Love:

Unrivalled 270° Views - Wake up to a golden sunrise over the ocean and wind down with city lights twinkling in the twilight. Even catch a glimpse of whales in season-yes, from your



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$2,200 per week

**View**  
By Appointment

**Contact**  
**Debra Gray**  
0439 699 945  
debra.gray@ljhooker.com.au

**LJ Hooker Broadbeach**  
**(07) 5531 6688**

living room!

Expansive Open-Plan Living - Lounge, dine, entertain or simply breathe in the beauty from your oversized family and media room flowing seamlessly onto an expansive balcony.

Beautiful Finishes - French oak flooring and pure New Zealand wool carpets

Lavish Master Suite - with spectacular ocean outlook, walk-through his-and-hers robes, and a beautifully appointed ensuite with dual vanities and a deep soaking bath

Gourmet kitchen - with stone benchtops, premium appliances and abundant storage - tailored for both entertaining and everyday elegance

Designer Bathroom - plus separate guest powder room

Ducted Cooling & Heating throughout

Expansive Balcony - with uninterrupted views of coastline, city and hinterland

Fully furnished, ready for immediate enjoyment

European-style laundry, high-speed NBN + 5G-ready

Two secure, side-by-side car spaces with additional storage

Pet-friendly residence

World-Class Lifestyle Amenities at Sierra Grand:

Heated indoor & outdoor pools

Spa, sauna & steam room

Tennis court & state-of-the-art gym

In-house cinema, BBQ areas & private meeting rooms

Secure and private, with exclusive owners' facilities

UNBEATABLE Broadbeach Location:

- Only 250 metres to the beach
- Short stroll to award-winning Broadbeach restaurant precinct & boutique cafes
- Just steps to high-end retail shopping at Pacific Fair, the tram, Gold Coast Convention Centre
- Located within the highly regarded Broadbeach State School catchment, offering exceptional access to quality education

Luxury. Views. Space. Style. It's all here - ready and waiting for you.



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For a private viewing of this exceptional residence, please contact  
Debra Gray | LJ Hooker Broadbeach on 0439 699 945

#### WANT TO INSPECT?

1. Click on the 'BOOK AN INSPECTION' button
2. Register to join an existing inspection by clicking on the Day and Time to see available appointment times
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

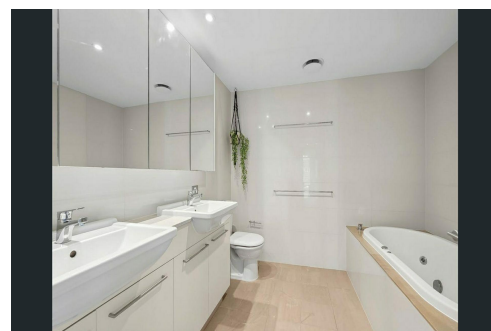
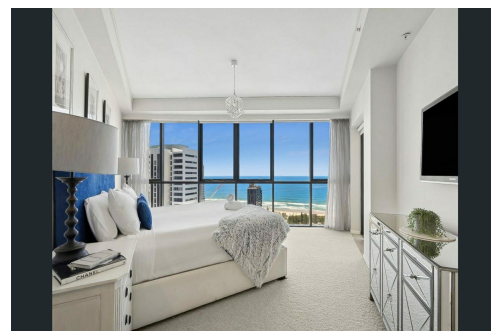
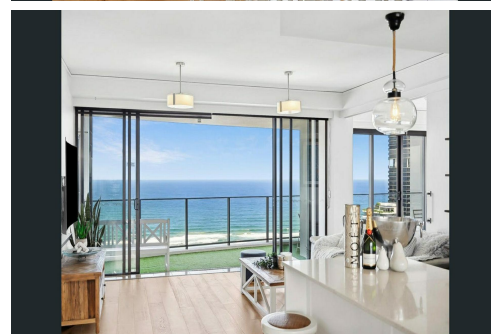
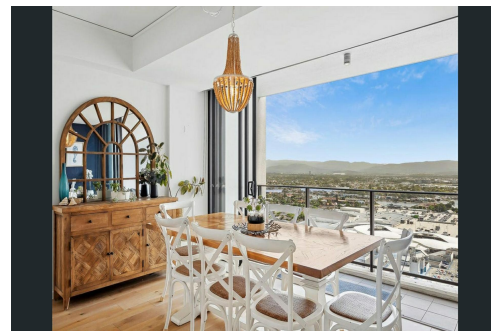
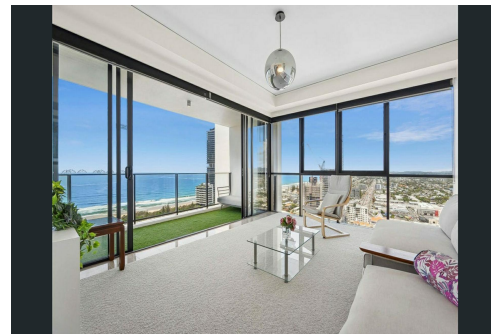
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## More About this Property

Property ID	P76HHD
Property Type	Apartment
Including	Ensuite Ducted Cooling Ducted Heating Intercom Pool Tennis Court Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking

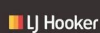
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2904/22 Surf Parade, Broadbeach

Int - 168m<sup>2</sup>

Ext - 32m<sup>2</sup>

Total - 200m<sup>2</sup>

Dimensions are approximate. Interested parties should do their own due diligence. The company takes no responsibility for inaccurate measurements or errors.