







12/173 Old Burleigh Road, Broadbeach

Sophisticated Coastal Living | Beachfront Position in the Heart of Broadbeach

Positioned on the fifth floor of the prestigious Verve Apartments Broadbeach, this beautifully presented residence enjoys an enviable beachfront and parkfront setting in one of the Gold Coast's most sought-after locations.

Bathed in natural light, Apartment 12 offers a sophisticated yet relaxed coastal lifestyle, combining spacious interiors, quality finishes and a beautiful coastal outlook.

The thoughtfully designed floor plan features two bedrooms with built-in wardrobes, luxurious bathrooms finished with floor-to-ceiling marble tiles, and spacious open-plan living and dining areas flowing seamlessly onto a private balcony. Here, you can unwind and enjoy the refreshing sea breezes and tranquil coastal vista.

A gourmet kitchen with premium Miele appliances complements the living space, making this an ideal residence for couples, downsizers or those seeking a low-maintenance coastal retreat.

2 2 1

FOR SALE
Offers over $1,675,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
Andrew Rouse
0419 572 201
andrew@ljhgcp.com.au

AGENCY
LJ Hooker Mudgeeraba
07 5530 6000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

An Unrivalled Broadbeach Lifestyle

Verve enjoys an exceptional position directly opposite the beach and parklands, with the very best of Broadbeach just a leisurely stroll from your doorstep. World-class dining, boutique shopping, vibrant cafés and entertainment are all within easy reach.

Wake to the soothing sound of the ocean, enjoy a morning walk along the beachfront, or relax with a sundowner on your balcony as the day draws to a close.

Whether you're seeking a permanent coastal residence or a luxurious lock-up-and-leave retreat, Apartment 12 presents an outstanding opportunity to embrace the relaxed sophistication and exceptional lifestyle that makes Broadbeach so desirable. Come and enjoy the ultimate lifestyle for the outdoor orientated body and mind.

Features:
- 2 bedrooms, 2 bathrooms, 1 car space, spacious balcony
- 113m2 of living (96m2 internal, 17m2 balcony)
- European style laundry
- 3 sides of windows, excellent light and sea breezes
- Granite bench tops
- Marble tiles throughout living, kitchen and all bathrooms
- New ducted air conditioning

Location:
- 100m Beach, Playground/Park
- 200m Oracle dining precinct
- 250m Oasis shopping & dining, Kurrawa Surf Club
- 300m Broadbeach State Primary
- 550m Star Casino, Nineteen at the Star
- 600m Light Rail
- 750m Pacific Fair
- 3km Surfers Paradise
- 6.9km Pindara Private Hospital
- 7.2km Burleigh Heads
- 18.3km Gold Coast International Airport

Amenities:
- Travertine lined lobby with 2 lifts
- Pool surrounded by travertine
- Kids wading pool
- Spa
- Sauna
- Gym
- Outdoor BBQ and dining area

Financials:
Rental Appraisal - $1,200 - $1,400 per week
Rates - TBC
Water - TBC
Body Corporate & Insurance - TBC

Building:
Verve - 28 levels, 56 apartments, on 2,484m2 of land
Residential only, many apartments used as a holiday home
DBI designed (Jewel, Versace, Oracle, Soul, Wave, Sanbano etc)
Completed by Amalgamated Property Group in late 2006

Please contact Andrew Rouse on 0419 572 201 at your earliest convenience, to take advantage of this fantastic opportunity.

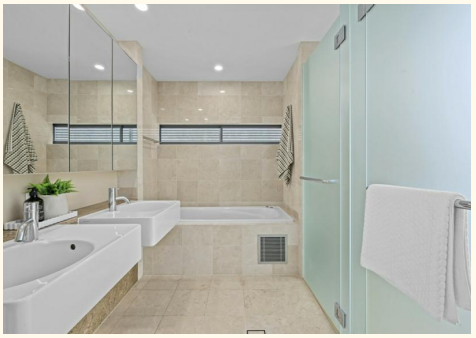
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MORE DETAILS

Property ID	GAJ15
Property Type	Apartment

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Verve 12/173 Old Burleigh Road **Broadbeach**

Internal 96m² | **Balcony & Services** 17m²

→ 2 Bed → 2 Bath → 1 Car + Storage

Total 113m²
Carspace & Storage 18m²

LJ Hooker

Andrew Rouse 0419 572 201

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