

## Broadbeach, 1407/24 Queensland Avenue

Live the Ultimate Broadbeach Lifestyle in the Iconic Phoenician Resort!

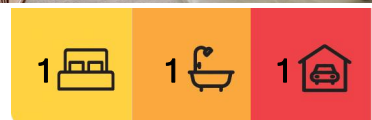
Don't miss this rare opportunity to secure a highly sought-after one-bedroom apartment in the heart of Broadbeach. Perfectly positioned on the fourth floor, this beachside residence offers stunning views of the pool, Broadbeach and ocean glimpses, all while placing you just moments from award-winning restaurants, cafés, pristine beaches and the vibrant entertainment precinct.

Whether you're looking to embrace the ultimate Broadbeach lifestyle or capitalise on a prime investment opportunity for long or short term rental with great returns, this is an absolute must-see!

Step onto your private balcony, soak up the ocean breezes and enjoy the natural light that fills your space. Inside, the open-plan layout seamlessly connects the kitchen, living, and dining areas, creating a light and airy feel. The spacious master bedroom boasts balcony



**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 Sale**  
OFFERS OVER \$700,000

**View**  
By Appointment

**Contact**  
**Nicole Driscoll**  
0401 005 648  
nicole.driscoll@ljhooker.com.au

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

access and magnificent views, making it the perfect retreat.

#### Property Features:

- Prime East-Facing Position in the prestigious Phoenician Resort
- Spacious Master Bedroom with balcony access
- Fully Renovated Bathroom with sleek vanity
- Gourmet Kitchen with ample storage & quality appliances
- Seamless Indoor-Outdoor Flow from the open-plan living & dining areas
- Soak up the atmosphere on your private balcony from the living or master bedroom
- Air-Conditioning for year-round comfort
- Secure Basement Parking for one vehicle
- Pet-Friendly & Low-Maintenance Living
- Excellent Investment with a long-term tenant in place until December 27, 2025

#### Resort-Style Facilities:

- Outdoor & Indoor Swimming Pools (seasonally heated for year-round use)
- Spa & Sauna for ultimate relaxation
- Fully Equipped Gym
- BBQ & Entertainment Areas for social gatherings
- Unbeatable Location in the Heart of Broadbeach

#### Prime Location, Walking distance to Everything!

Imagine everything at your doorstep, pristine beaches, the finest restaurants and cafes, boutique shopping at The Oasis & Pacific Fair Shopping Centres, the superb Broadbeach entertainment precinct the Star Casino & Gold Coast Convention Centre and the Glink Tram System to connecting you throughout the Gold Coast!

The owner has given clear instructions that this apartment must be sold, so act quickly before it's gone! Priced to Sell at Offers Over \$700,000 secure your Broadbeach lifestyle now!

Contact Nicole Driscoll on 0401 005 648 to arrange an inspection today.

## More About this Property

Property ID	P5QHHD
Property Type	Apartment

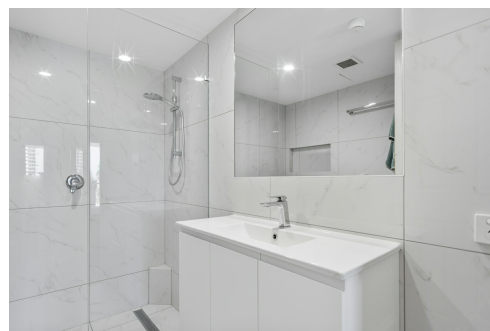
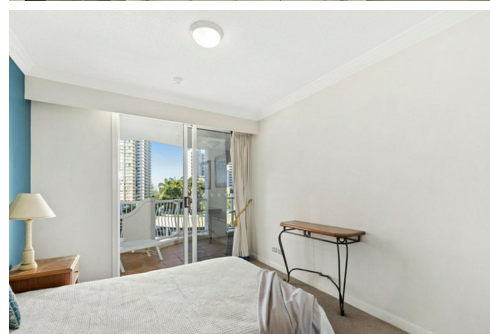
#### Nicole Driscoll 0401 005 648

Sales Executive | [nicole.driscoll@ljhooker.com.au](mailto:nicole.driscoll@ljhooker.com.au)

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Shop 14, 90-104 Surf Parade, BROADBEACH QLD 4218

[broadbeach.ljhooker.com.au](http://broadbeach.ljhooker.com.au) | [sales.broadbeach@ljhooker.com.au](mailto:sales.broadbeach@ljhooker.com.au)



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