



**Sold**

14E/1 Albert Avenue, Broadbeach

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## **SOLD BY Eileen Chen! Give us a Call: 0452352547**

Sold by Eileen Chen! If you have a similar property and considering a sale or like to how this impacts your property - give us a call. We have multiple buyers prepared to purchase.

Beachfront living at its finest. Imagine starting each day with the horizon stretching endlessly before you - winter mornings washed in soft pastels, summer sunrises glowing gold over the Pacific. From Level 14E of the iconic Beach Haven building, this isn't a fleeting moment. It's your everyday view.

Eileen Chen and Benjamin Waite, alongside the team at LJ Hooker, proudly present Apartment 14E - a tightly held, east-facing corner residence offering the rare combination of blue-chip beachfront living and genuine flexibility for the future. Whether you're seeking a permanent coastal home, a refined lock-and-leave retreat, or a property that can comfortably support itself when you're not in residence, this apartment adapts seamlessly to your lifestyle.

Register your interest with Eileen & Ben today.

• A Home First - With Options Built In •

**FOR SALE**  
UNDER OFFER- CONTACT EILEEN AND BEN

### **AGENTS**

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### **AGENCY**

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**LJ Hooker**

Renovated with a calm, contemporary coastal palette, the apartment feels immediately welcoming. Floor-to-ceiling tinted windows invite natural light and ocean breezes while framing uninterrupted views of the Pacific and Broadbeach skyline from multiple angles.

The open-plan kitchen, living and dining space flows effortlessly onto an oversized wraparound balcony - an extension of the home that's perfect for entertaining, quiet mornings with coffee, or simply watching the coastline come to life. It's a space designed to be lived in, not just admired.

Both bedrooms are generously proportioned and filled with light, each offering ocean or city glimpses that gently remind you how special this position truly is. The master suite includes a private ensuite, while a second bathroom and full internal laundry add everyday practicality - ideal for permanent living, guests, or short stays alike.

#### • A Blue-Chip Landholding That Sets This Apart •

What truly elevates Beach Haven is the 5,742m<sup>2</sup> of prime, irreplaceable beachfront land it occupies - one of the most substantial oceanfront holdings in Broadbeach. This scale of land is virtually impossible to replicate in modern developments and underpins long-term value in a way few apartments can.

For owner-occupiers, it offers peace of mind and prestige. For forward-thinking buyers, it represents capital security and long-term growth in one of the Gold Coast's most tightly held beachfront pockets.

- Resort Living, Every Day •
- Residents enjoy access to a full suite of resort-style amenities designed to enhance everyday life:
- Heated outdoor pools
- Newly refurbished heated indoor pool and spa
- Sauna and steam room
- Fully equipped gym
- Two full-sized tennis courts
- BBQ and outdoor entertaining areas

The building is professionally managed, with recent capital upgrades already completed, allowing residents to enjoy the facilities and peace of mind without the uncertainty of upcoming works. With secure access, onsite management and pet-friendly approval (subject to body corporate), Beach Haven offers a relaxed, low-maintenance lifestyle with everything taken care of.

And when you're ready to step outside? Broadbeach's patrolled beaches are just across the road.

#### Why Broadbeach?

Broadbeach continues to stand out as one of Australia's most desirable coastal suburbs - a place where vibrant dining, entertainment and culture blend effortlessly with laid-back beachfront living. World-class restaurants at Oracle, cafes and surf clubs along the esplanade, Pacific Fair, The Star Casino, the Convention Centre and light rail are all within walking distance.

For those who choose to live here, it's a suburb that feels social, connected and alive. For those considering future flexibility, Broadbeach also enjoys strong year-round demand and excellent occupancy - making it one of the Gold Coast's most resilient property markets.

#### Property Highlights

- 2 bedrooms, 2 bathrooms, 1 secure car space

- Approx. 115m<sup>2</sup>; on Level 14
- East-facing corner position with panoramic ocean and city views
- Fully renovated throughout
- Oversized wraparound balcony
- Gourmet kitchen with island bench and premium appliances
- Floor-to-ceiling windows, air-conditioning and ceiling fans
- Full internal laundry and excellent storage
- Positioned within a rare 5,742m<sup>2</sup>; beachfront landholding

**Lifestyle & Income Flexibility:**

- Currently utilised as a private holiday retreat
- Demonstrated short-stay performance with professional management in place
- Approximate short-stay potential: \$130,000 gross / \$77,000 net p.a.
- Long-term rental appraisal: \$1,200 - \$1,400 per week

This is more than an apartment.

It's a beachfront home, a lifestyle base, and a future-proof asset - all in one of Broadbeach's most iconic locations.

14E is ready for its next chapter.

Contact Eileen Chen on 0452 352 547 or Benjamin Waite on 0431 265 700 to arrange your private inspection.

Important: While every care has been taken in the preparation of this information, LJ Hooker Beenleigh and its representatives accept no responsibility for any errors or omissions. Interested parties should make their own enquiries to verify all information.

**MORE DETAILS**

Property ID	1X6YGRF
Property Type	Apartment
House Size	115 m <sup>2</sup>
Land Area	746.0343 m <sup>2</sup>

**Eileen Chen 0452 352 547**

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