

Broadbeach, 1712/24-26 Queensland Avenue

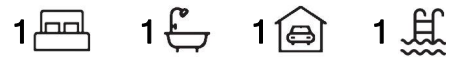
SOLD BY LUKE PETERS

Located in the highly sought-after Phoenician Resort Broadbeach, this oversized one bedroom apartment offers an unbeatably convenient lifestyle opportunity. Situated seven floors above the vibrant Surf Parade retail precinct and just a short walk from the best of Broadbeach, including world-class dining, boutique shopping, and the iconic beach, convenience is right at your doorstep!

Upon entering you are greeted with expansive glass sliding doors that flood the open plan living area with natural light whilst also welcoming stunning views from every room. The layout is ideal for those looking to downsize without compromising on space, with a perfect blend of comfort and functionality, highlighting the size of this apartment far beyond most within Broadbeach. Step outside to your full width balcony, ideal for entertaining and soaking in breathtaking sunsets over the hinterland with a view that transforms into the evening with stunning city lights!

LJ Hooker

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
Expressions of Interest

View
ljhooker.com.au/1U40F47

Contact
Luke Peters
0414 288 947
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LJ Hooker Southern Gold Coast
(07) 5534 4033

The functional kitchen is designed for ease and convenience, with generous bench space and a servery counter that opens seamlessly to the living and dining areas, making hosting of friends and family a breeze!

The Phoenician Resort is renowned for its exceptional communal facilities, elevated above Surf Parade, offering a resort-style escape. Immediate access to ground-level retail means you will enjoy a lifestyle that combines relaxation and excitement for years to come!

Spanning over 70 square meters, this apartment is highly sought after by both permanent residents and investors, offering strong rental potential in a prime location with unmatched convenience. Whether you are downsizing or looking for a profitable investment, this is an opportunity not to be missed!

Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Short Term Rental Appraisal: \$57,105 p/a - \$69,398 p/a

Permanent Rental Appraisal: \$650 p/w - \$680 p/w

- + One Spacious Bedroom
 - + One Large Bathroom
 - + One Allocated Car Space
 - + Approx. 72 Square Metres
 - + Level 7, Eastern Tower
 - + Close Proximity to Public Transport
 - + Western Aspect
 - + New Air Conditioning
 - + Ceiling Fans
 - + Pet Friendly
 - + Secure Building
 - + Ample Storage Options
 - + Onsite Property Managers
 - + Carpet & Tile Flooring
 - + New Electric Oven & Cooktop
 - + Block Out Curtains & Fly Screens
 - + Heated Indoor Pool & Spa
 - + Outdoor Pool & Spa
 - + Gymnasium & Sauna
 - + BBQ Entertaining Facilities
-
- + 100m, Federation Park
 - + 150m, Broadbeach North Tram Station
 - + 250m, Beach
 - + 200m, The Oasis Shopping Mall
 - + 750m, The Star Casino
 - + 1200m, Pacific Fair Shopping Centre

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and

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More About this Property

Property ID	1U40F47
Property Type	Apartment
House Size	72 m2
Including	Air Conditioning Alarm Intercom Pool Spa Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

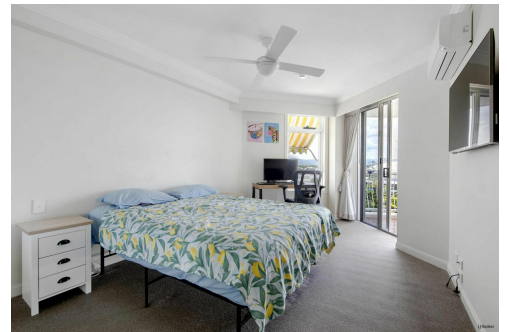
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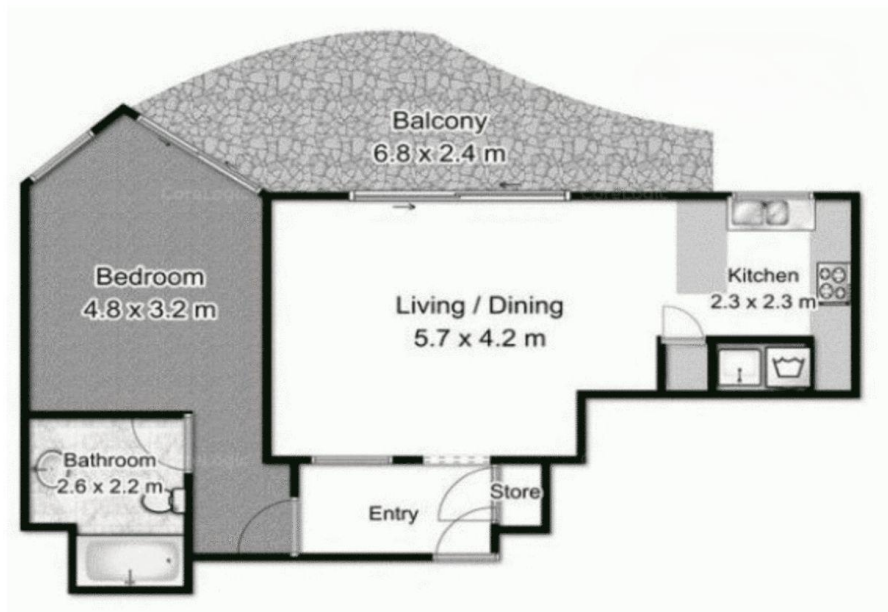
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Total area size: 72sqm