

## Broadbeach, 2101/22 Surf Parade

### Owners Moving Interstate & Must Sell this Exclusive High-Floor Residence

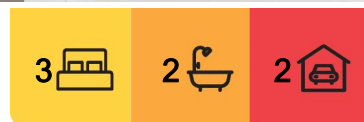
This is an absolute stand out opportunity - Perched high on the 21st floor, this premium North-facing 3-bedroom + office area skyhome delivers breathtaking panoramic views of the city, ocean, and hinterland. With floor-to-ceiling glass throughout, the residence is flooded with natural light and sea breezes —offering a true luxury coastal lifestyle.

This is your once-only chance to secure a pristine, move-in-ready residence in the heart of Broadbeach. Whether you're upgrading your lifestyle, downsizing with flair, or seeking an investment —this property ticks every box.

This one is a must to inspect to elevate your lifestyle. Positioned on the 21st floor, this spacious 3-bedroom, 2-bathroom residence with 2 car parks is the complete package. This apartment represents the ultimate Gold Coast lifestyle opportunity, a beachside retreat with resort style amenities in a picturesque and spacious apartment. Sit back and enjoy



**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**  
\$1,595,000

**View**  
By Appointment

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

unwinding on your private balcony, alfresco dining, a refreshing drink as the city lights sparkle. This is your opportunity to secure a low maintenance premium investment opportunity that will yield high returns or will be perfect for your new home in the heart of Broadbeach.

Further Property Features:

- Position, Potential ,Profit
- Ideal North Facing apartment located on level 21 looking out over the Entire Gold Coast
- Open-Plan Living, capturing sea breezes that flow from indoors to outdoor
- Large private balcony - perfect for entertaining family and friends
- Well Appointed Gourmet Kitchen - Caesarstone benchtops, premium appliances, and quality finishes throughout this well loved apartment
- 3 Generous Bedrooms + Study Nook - Spacious Master retreat with Mirrored robes and incredible views over the entire city and Ocean
- Rare and sought after 2 Secure Car Spaces + Deluxe Storage, a valuable addition
- High Ceilings & customised throughout designed for the owner occupier .
- Ready to move straight in and unpack your bags !
- Pet-Friendly Building that is currently 80 % owner occupied.

Sierra Grand Resort Amenities:

- Two Resort Style Swimming Pools - Outdoor & Indoor Pool seasonally heated for all year round swimming
- Spa, Sauna & Steam Room for ultimate relaxation
- Fully Equipped Gymnasium
- Rare Full-Size Tennis Court in the heart of Broadbeach
- Private In-House Cinema
- BBQ & Entertainment Area's perfect for entertaining
- Owners Herb & Veggie Garden

Prime Broadbeach Location —Everything at Your Doorstep

- 50m to the Light Rail —Easy connection across the Gold Coast
- Moments from the Beach —Enjoy the world-famous Broadbeach sands
- Pacific Fair & Boutique Shopping —Just across the road
- The Star Casino & Gold Coast Convention Centre —A short stroll away
- Award-Winning Restaurants & Cafés —Indulge in the best of Broadbeach

Make no mistake this magnificent apartment must be sold.

This is your opportunity to secure a slice of Gold Coast luxury - contact us today to arrange your private inspection. The clock is ticking, and this dream apartment will be sold.



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## More About this Property

**Property ID** P64HHD

**Property Type** Apartment

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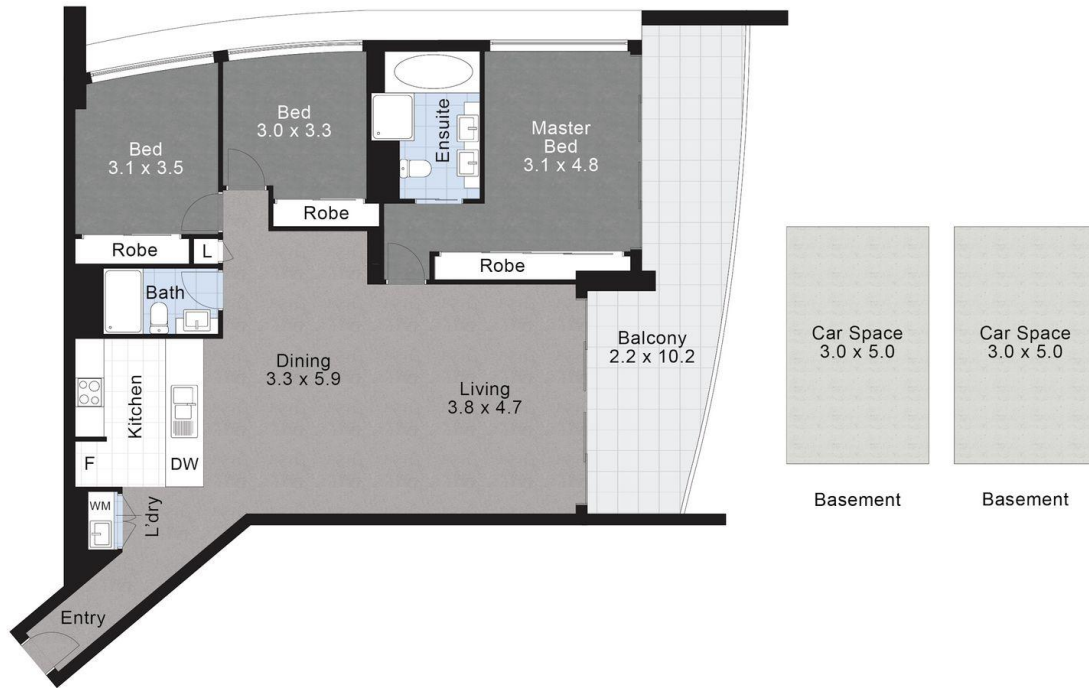
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Int - 119m<sup>2</sup>

Ext - 21m<sup>2</sup>

Total - 140m<sup>2</sup>

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



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