

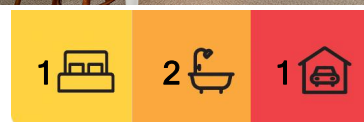
Broadbeach, 25/20 Queensland Avenue

Prestigious Broadbeach Living - ½ Floor Residence in Exclusive Boutique Building

Don't miss this rare opportunity to purchase in this tightly held and much sought-after residential-only "Sonata" Building.

Located in the heart of Broadbeach with the convenience of renowned restaurants, cafes, beach, and entertainment right at your fingertips. This apartment occupies half the 9th-Floor and is prime North facing. There are only 32 apartments in this highly respected boutique building.

Featuring an oversized open plan living and dining area, a large modern kitchen with quality appliances, stone benchtops and a walk-in pantry. The generous master suite boasts breathtaking views, a walk-in robe and a luxurious full ensuite with spa bath. There is a second guest bathroom within the apartment and separate laundry with ample storage areas throughout. Step out onto the magnificent north-facing balcony, perfect for



For Sale
Offers Over \$885,000

View
ljhooker.com.au/P4XHHD

Contact
Nicole Driscoll
0401 005 648
nicole.driscoll@ljhooker.com.au
Matt Conduit
0418 741 949
matt.conduit@ljhooker.com.au



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.

LJ Hooker Broadbeach
(07) 5531 6688

entertaining guests while soaking in the panoramic ocean views during the day and stunning city lights at night. This apartment has been architecturally designed to live in and has a very practical and spacious floorplan.

This light-filled, spacious one-bedroom apartment showcases postcard-worthy views from every window. From the rolling waves and pristine beach vistas off your balcony to the lush serenity of Federation Park across the road ensures the views will be with you forever.

The allocated secure car space offers piece of mind ensuring your car is safe and this apartment has a rare lock up storage cage conveniently located makes parking and extra storage hassle free.

Property Features:

- Prime residential-only building in the heart of Broadbeach
- Spacious king-sized master suite with walk in robe
- Elegant ensuite featuring spa bath, shower, double vanity
- Modern kitchen with quality fixtures and fittings with walk in pantry
- Separate guest bathroom and separate laundry with washer and dryer
- Ducted air-conditioned apartment also capturing terrific ocean breezes
- Large north-facing balcony with stunning ocean & parkland views
- Unique built-in weatherproof shutters creates another entertaining zone for seamless indoor/outdoor living
- Secure allocated underground parking with sought-after lock-up storage cage
- Direct lift access for added convenience
- Perfect home or income producing Asset

Building Facilities:

- Rare residential only building
- Private heated swimming pool
- Private covered alfresco dining and BBQ areas
- Pet Friendly Building
- Secure living in the heart of Broadbeach
- On site Caretaker

Prime Location:

- 200m stroll to the pristine Broadbeach shoreline
- Short walk to Pacific Fair Shopping Centre and the Broadbeach entertainment precinct

Meticulously designed to capture the essence of luxury coastal living, this residence combines relaxed elegance in an unparalleled location. Whether you're looking for the ultimate lock-and-leave lifestyle or a smart investment creating another income stream this is your chance to secure the very best of Gold Coast living in one of the best buildings in Broadbeach.

We have been given clear instructions this apartment needs to be sold!

Inspections by private appointment or as advertised.

Disclaimer:

Important Notice: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can



LJ Hooker Broadbeach
(07) 5531 6688

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.

be accepted by LJ Hooker Broadbeach or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.

More About this Property

| | |
|---------------|-----------|
| Property ID | P4XHHD |
| Property Type | Apartment |

Nicole Driscoll 0401 005 648

Sales Executive | nicole.driscoll@ljhooker.com.au

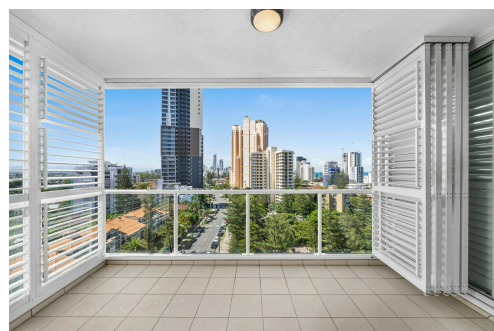
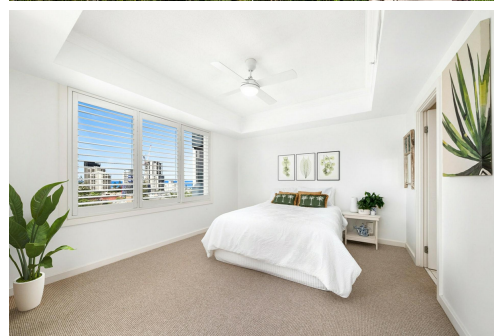
Matt Conduit 0418 741 949

Director / Licensee | matt.conduit@ljhooker.com.au

LJ Hooker Broadbeach (07) 5531 6688

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

broadbeach.ljhooker.com.au | sales.broadbeach@ljhooker.com.au



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.

LJ Hooker Broadbeach
(07) 5531 6688



25/20 Queensland Ave, Broadbeach

Internal - 84m²

Covered External - 10m²

Total - 94m²

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



LJ Hooker Broadbeach
(07) 5531 6688

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.