



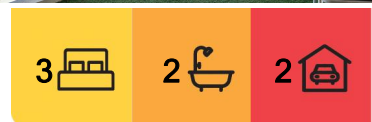
## Broadbeach, 2904/22 Surf Parade

Priced Reduced - Best valued 200m2 Sky home in Broadbeach!

This is an absolute stand out opportunity for size and position, the Sellers have purchased elsewhere & all offers must be submitted! This exclusive Sub-Penthouse in the heart of Broadbeach, offers an unparalleled blend of elegance, space, splendor, spectacular panoramic views, and spacious 200m2 in size.

This prestigious fully furnished masterpiece features floor-to-ceiling windows that capture magnificent 270-degree vistas of the Pacific Ocean, Gold Coast skyline, and hinterland. From sunrise to sunset, immerse yourself in the ultimate luxury coastal lifestyle-Savor your morning coffee with the sun rising over the ocean or unwind with a glass of wine as city lights shimmer at dusk or be entertained by whale watching the options are endless!

An elegant and spacious design, the expansive open-plan living area is complemented by an oversized large family / media / 4th bedroom and separate dining spaces with a second



**For Sale**  
\$2,400,000+

**View**  
[ljhooker.com.au/P5HHHD](https://ljhooker.com.au/P5HHHD)

**Contact**  
**Matt Conduit**  
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**Nicole Driscoll**  
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**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.

balcony with amazing views of the entire coastline. The fully equipped Gourmet kitchen features stone benchtops, premium appliances, and ample storage throughout this well designed sky home. This sub penthouse is just perfect for entertaining your friends and family in your piece of paradise. This apartment has been completed with premium sub penthouse finishes and fixtures with an opportunity to add your own individual style.

The Luxury Master Suite showcases breathtaking ocean views, a walk-through his-and-hers wardrobe, and an opulent ensuite with a double vanity, shower, and a large bath. The two spacious bedrooms feature picturesque views, built-in robes and a well-appointed bathroom, offering separation and privacy throughout this sky home.

#### Property Features

- Completely set up for massive holiday rental income as this apartment can sleep 8 adults .
- Expansive 200m2 of luxury living & balconies to entertain
- 4 bedrooms or 3 + huge multipurpose / 4th bedroom
- Large master suite with walk-through wardrobe & ensuite
- 2 Premium bathrooms + additional guest powder room
- Enclosed European laundry
- 2 Secure side-by-side car spaces with room for storage also
- French oak timber floating floorboards & New Zealand wool carpets
- High-speed NBN & 5G-ready
- Pet-friendly
- This premium Apartment is also fully furnished ready for your next holiday or create the consistent income stream through short or long term rental

#### Resort-Style Amenities at Sierra Grand

- Outdoor Resort Pool & Indoor Seasonally Heated Pool
- Heated Spa, Sauna & Steam Room
- Fully Equipped State-of-the-Art Gymnasium
- Rare - Full-Size Tennis Court in the heart of Broadbeach
- In-House Theatre
- Outdoor BBQ Area
- Exclusive Owner's Facilities & Meeting Spaces

Prime Broadbeach Location - Nestled in one of the most sought-after locations, you are just moments away from the beach - 250m, Award-winning restaurants & cafes literally at your doorstep, Pacific Fair & Boutique shopping across the road. The tram is 50m and the Gold Coast Convention Centre a short walk.

This will represent outstanding value and we have been given clear instructions this sub penthouse must be sold! Inspect today and secure your slice of Gold Coast luxury. Contact Nicole Driscoll on 0401 005 648 or Matt Conduit 0418 741 949.



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## More About this Property

<b>Property ID</b>	P5HHHD
<b>Property Type</b>	Apartment
<b>House Size</b>	200 m2

### Matt Conduit 0418 741 949

Director / Licensee | [matt.conduit@ljhooker.com.au](mailto:matt.conduit@ljhooker.com.au)

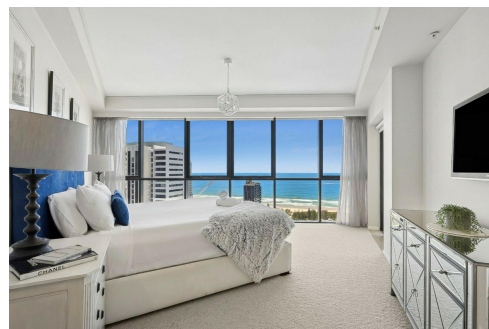
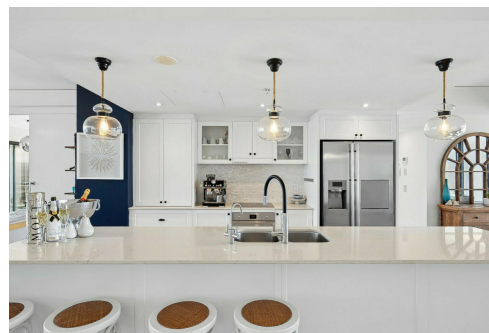
### Nicole Driscoll 0401 005 648

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2904/22 Surf Parade, Broadbeach

Int - 168m<sup>2</sup>

Ext - 32m<sup>2</sup>

Total - 200m<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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