

## Broadbeach, 403/95 Old Burleigh Road

Coastal Luxury at 'Ivy95' - Contemporary 4th-Floor Apartment with Ocean Views

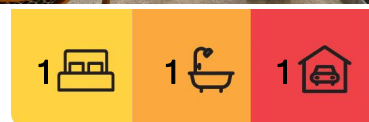
Embrace the ultimate in beachside living with this exquisite apartment, located on the 4th floor of the architect-designed 'Ivy95' building in Broadbeach. Just 150 meters from the beach and surf, this modern residence offers a low-maintenance lifestyle ideal for downsizers or discerning investors seeking a premium property.

Designed by the award-winning BDA Architecture, the apartment captures breathtaking ocean views through expansive floor-to-ceiling glazing and a wraparound balcony, seamlessly blending the indoors with the outdoors.

The open-plan living area is anchored by a gourmet kitchen, featuring marble stone benchtops, pendant lighting, and top-of-the-line Miele appliances, including a four-burner gas stove. This space flows effortlessly to the large balcony, ideal for entertaining or simply enjoying the coastal breeze.



**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**  
\$1,100,000

**View**  
[ljhooker.com.au/P57HHD](https://ljhooker.com.au/P57HHD)

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

High-end finishes throughout include limestone floor tiles, timber accents, and luxurious marble benchtops, adding to the apartment's refined appeal.

**Key Features:**

- East-facing, architect-designed luxury apartment in 'Ivy95'
- Panoramic ocean views
- Secure, low-maintenance living in a boutique complex
- Open-plan living and dining areas with seamless balcony access
- Gourmet kitchen with marble benchtops, pendant lighting, and Miele appliances
- Spacious master suite with balcony access
- Fully tiled bathroom with vanity, hand-held and rain shower heads
- Extra-large multi-purpose room, perfect for a second bedroom or home office
- European laundry with built-in storage
- Braemar ducted air conditioning and ceiling fans throughout
- Secure basement parking and extra-large storage cage
- Pet-friendly building
- Residents-only amenities on level 8, including a heated lap pool, gym, sun deck, and north-facing BBQ dining area
- Low body corporate fees

**Location Highlights:**

- Just meters from the beach and 10 minutes' walk to Broadbeach's amenities
- Close to Oasis Shopping Centre, cafes, restaurants, and public transport
- Pacific Fair Shopping Centre and The Star Casino nearby for shopping and nightlife
- Florida Gardens Light Rail Station within walking distance, offering easy access to the northern Gold Coast, with future expansion to Burleigh
- Only 35 minutes' drive to Gold Coast Airport

Perfect for those seeking a premium coastal lifestyle, this sophisticated apartment offers luxury, convenience, and the best of Broadbeach living.

**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 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.



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## More About this Property

**Property ID** P57HHD

**Property Type** Apartment

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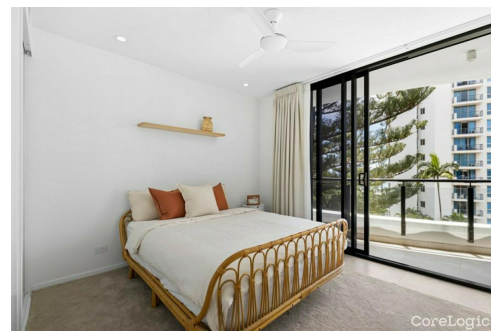
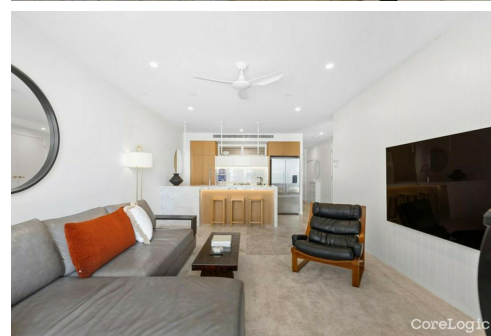
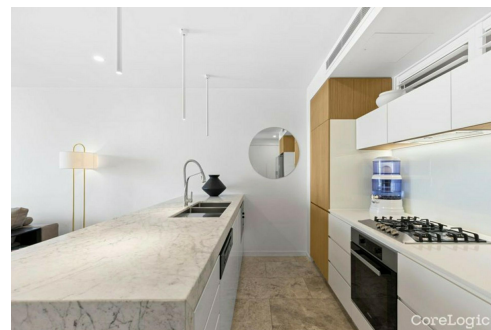
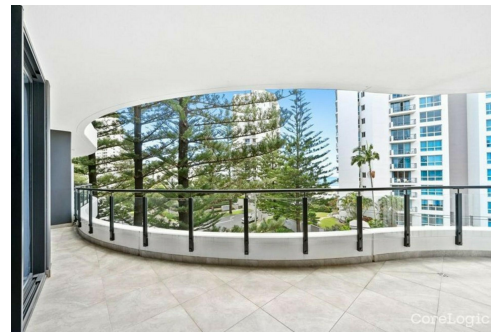
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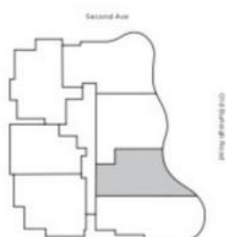


**Type C**  
LEVELS 2 - 7

Interior Area	74m <sup>2</sup>
Exterior Area	19m <sup>2</sup>
<b>Total Area</b>	<b>93m<sup>2</sup></b>

Bedrooms	1
Study	1
Bathrooms	1

**Key**



**DISCLAIMER**

The particulars are set out as a general outline only. This representation is intended as guidance for intending purchasers, and do not constitute an offer or contract. Intending purchaser/s should satisfy themselves by inspection or otherwise to the correctness of each description or reference. Apartment layout and area are subject to detailed design and construction requirements.

