



5/173 Old Burleigh Road, Broadbeach

Tropical Beachfront Oasis in Verve

This beautiful east facing, two bedroom apartment in the revered, residential only building of Verve, is your tranquil oasis in the heart of Broadbeach. Feel cocooned by the lush, tropical gardens that frame the views from every room, through to Pratten Park and the ocean beyond.

Perfectly located in pole position on the grid, Verve offers the enviable location where all that Broadbeach offers in terms of world class shopping, dining and entertainment are only a short stroll from home.

Awaken to the sound of the waves crashing on the sand, or simply enjoy a sunowner from your spacious balcony and relax and unwind as the day draws to an end. Come and enjoy the ultimate lifestyle for the outdoor orientated body and mind.

Features:

- 2 bedrooms, 2 bathrooms and a large open plan living/dining area
- Large east facing balcony capturing beautiful tropical garden views and glimpses of the ocean
- 128m² of living (97m² internal, 30m² balcony and 1m² of exclusive use storage)

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FOR SALE

Price Guide \$1,750,000 - \$1,950,000

VIEW

Sat 13th Jun @ 9:00AM - 9:30AM

AGENTS

Andrew Rouse
0419 572 201
andrew@ljhgcp.com.au

AGENCY

LJ Hooker Mudgeeraba
07 5530 6000

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**

- Single car park and storage cage in secure underground parking
- Envious location within short walking distance to all that Broadbeach offers
- An abundance of natural light and sea breezes
- Ducted air conditioning

Amenities:

- Travertine lined lobby with 2 lifts
- Heated Pool (9 months) surrounded by travertine
- Kids paddling pool
- Spa
- Sauna
- Gym with free weights
- BBQ and dining area

Location:

- 100m Beach, Playground/Park
- 200m Oracle dining precinct
- 250m Oasis shopping & dining, Kurrawa Surf Club
- 300m Broadbeach State Primary
- 550m Star Casino, Nineteen at the Star
- 600m Light Rail
- 600m Broadbeach Surf Parade dining precinct
- 750m Pacific Fair
- 3km Surfers Paradise
- 6.9km Pindara Private Hospital
- 7.2km Burleigh Heads
- 18.3km Gold Coast International Airport

Financials:

Rates - Approx. \$1,399.71 for 6 months

Water - Approx. \$404.63 for 3 months

Body Corporate & Insurance - \$247.26 per week (after incorporating the 20% discount for on time payment)

Rental Appraisal - \$1,200 to \$1,400 per week

Building:

Verve - 28 levels, 56 apartments, on 2,484m² of land

Residential only, many apartments used as a holiday home

DBI designed (Jewel, Versace, Oracle, Soul, Wave, Sanbano etc)

Completed by Amalgamated Property Group in late 2006

Please contact Andrew Rouse on 0419 572 201 at your earliest convenience, to take advantage of this fantastic opportunity.

MORE DETAILS

Property ID CZJ15
 Property Type Apartment

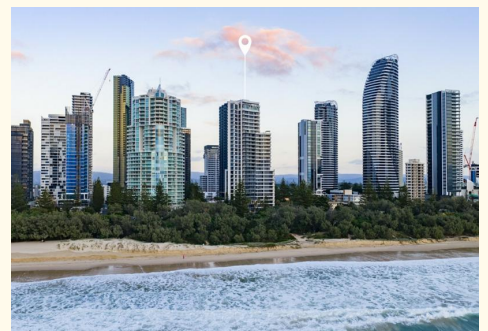
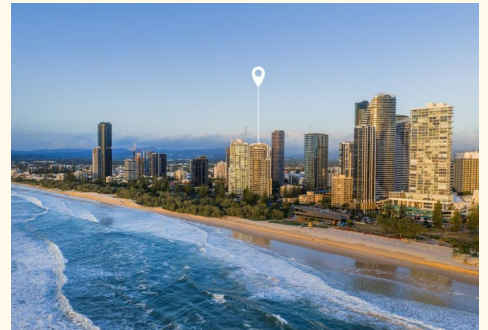
Andrew Rouse 0419 572 201

Independent Contractor - Sales Specialist | andrew@ljhgcp.com.au

LJ Hooker Mudgeeraba 07 5530 6000

1/58 Railway Street, MUDGEERABA QLD 4213

mudgeeraba.ljhooker.com.au | mudgeeraba@ljhgcp.com.au





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Broadbeach

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Internal Area: 98m²

External Area: 30m²

Total Area: 128m²

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0419 572 201

All measurements are approximate and for illustrative purposes only. This floorplan is to be considered a general guide only. Interested parties should rely on their own enquiries. Floorplan provided by; archmedia.tv

ARCH MEDIA STUDIO

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