



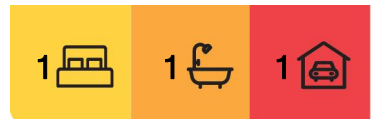
Broadbeach, 602/2 Queensland Avenue

UNDER CONTRACT

Discover ocean serenity in this recently renovated apartment boasting mesmerizing ocean views. Situated in this beachfront location, north-facing retreat offers a tranquil escape with natural light flooding through this divine apartment.

Positioned on the top floor within the boutique Hi-Ho Building you will be amazed by this meticulously furnished 1 bedroom apartment. Beautifully decorated throughout, the inviting open plan dining and lounge spaces flow through to the designer kitchen, highlighting the sleek and modern design with high end appliances fittings and fixtures. The separate bathroom showcases a modern functional design with quality finishes leading from the spacious master bedroom.

This property offers a rare opportunity to secure a piece of beachfront living at its finest. Being situated within a highly sought after location, which is prime for re development as its across from the Beach and park land in the heart of Broadbeach, you will be able to



For Sale
\$650,000

View
ljhooker.com.au/NX9HHD

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immerse yourself in the ultimate coastal lifestyle that Broadbeach has to offer. Trying to decide how to spend your day is the toughest decision you will make. Why not spoil yourself in one of the many nearby restaurants, surf club, cafés or bars or take a short stroll to Oasis Shopping Centre or Pacific Fair to indulge in the ultimate shopping adventure. After a busy day shopping, retreat to the sandy shores of your local patrolled beach only steps from your apartment.

Features:

- *Fully renovated 1 bed, 1 bath apartment with 1 secure car space and storage
 - *Private balcony with ocean views, can't be built out
 - *Sleek and modern designer kitchen, bathroom and flooring
 - *Furniture included
 - *Air conditioned and ceiling plans to main living and bedroom
 - *Spacious and Private master bedroom
 - *Beachfront location and Re Development potential
 - *North-facing aspect for morning sun and afternoon shade
 - *Resort style pool
 - *Moments' walk to beaches, cafes, restaurants, shopping and transport
- . Body corporate levies approx. \$135 per week
 - . Brand new lift recently installed into the building
 - . Permanent rental figure \$650 - \$680 per week
 - . Holiday rental available and completely set up ready to go with forward bookings in place with current owner managing themselves. Income last year approx. \$50k

Ideal opportunity for those looking to purchase their first home, downsizing or the savvy investor seeking to take advantage of its potential for possible future redevelopment or enjoy the consistent income stream.

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.

More About this Property

Property ID	NX9HHD
Property Type	Apartment

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