



## Broadbeach, 73/31 Queensland Avenue

The Perfect Broadbeach Asset - Clear Instructions from Owner this Must be Sold!

Perched on the 17th floor in the heart of Broadbeach this spacious, modern, and fully furnished light-filled apartment is designed to impress. Whether you're looking for a high-performing investment with massive income or a luxurious coastal weekender this opportunity is one not to be missed.

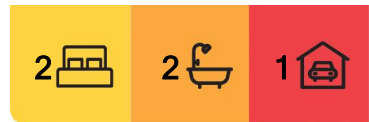
Don't miss the opportunity to have magic uninterrupted views directly to the Ocean that can't be built out!

### Property Features

- Open-plan living & dining with floor-to-ceiling windows, seamlessly flowing onto your private balcony
- Pacific Ocean, Main River, City Skyline and Hinterland views - beautiful views from every room



**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**  
Offers over \$1,200,000+

**View**  
[ljhooker.com.au/P62HHD](http://ljhooker.com.au/P62HHD)

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

- Fully Furnished & ready for an immediate income or move straight in!
- Proven Investment earner running at 95% occupancy rates within the holiday pool
- Contemporary fully equipped gourmet kitchen with high quality fittings and fixtures, ample storage and generous island bench - perfect for entertaining
- Master bedroom with mirrored built-in robes with modern ensuite
- Second bedroom featuring two king single beds with stunning hinterland views & built-in robes
- Fully air conditioned - the ideal aspect for year-round comfort and capturing the Ocean breezes
- Most desirable & functional floor plan and layout within the building - heaps of room and a separate dining / study area.
- Security underground car park with designated car space room for storage
- Onsite management with secure lift and intercom access for piece of mind

#### Resort Style Amenities

- Heated resort-style pool & spa - enjoy year-round swimming
- Fully equipped gymnasium
- Billiard room & table tennis area
- Multiple outdoor entertaining spaces & BBQ areas
- Owners lounge for larger functions

#### Prime Central Broadbeach Location - Walk to Everything

Everything you would need at your doorstep - a few minute's stroll to patrolled beaches, the finest restaurants & cafes, boutique shopping at Pacific Fair or Oasis Shopping Centre. Be entertained at The Star Casino and the Gold Coast Convention Centre and the G Link light rail is just steps away, making travel effortless.

This is a rare opportunity to own a low-maintenance quality property with high capital growth potential and some of the highest occupancy rates in Broadbeach. Fully furnished and set up for high income generation, the perfect lifestyle or long-term rental income stream makes this apartment the perfect opportunity.

Contact us today to arrange your private inspection.

We have been given clear instructions this must be sold and will represent great value!

## More About this Property

<b>Property ID</b>	P62HHD
<b>Property Type</b>	Apartment

#### **Matt Conduit 0418 741 949**

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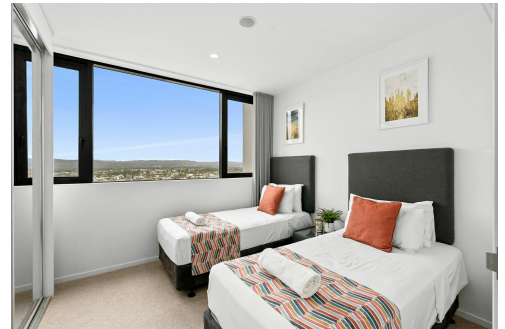
#### **Nicole Driscoll 0401 005 648**

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**LJ Hooker** 73/31 Queensland Avenue, Broadbeach

Int - 92m<sup>2</sup>

Ext - 11m<sup>2</sup>

Total - 103m<sup>2</sup>

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