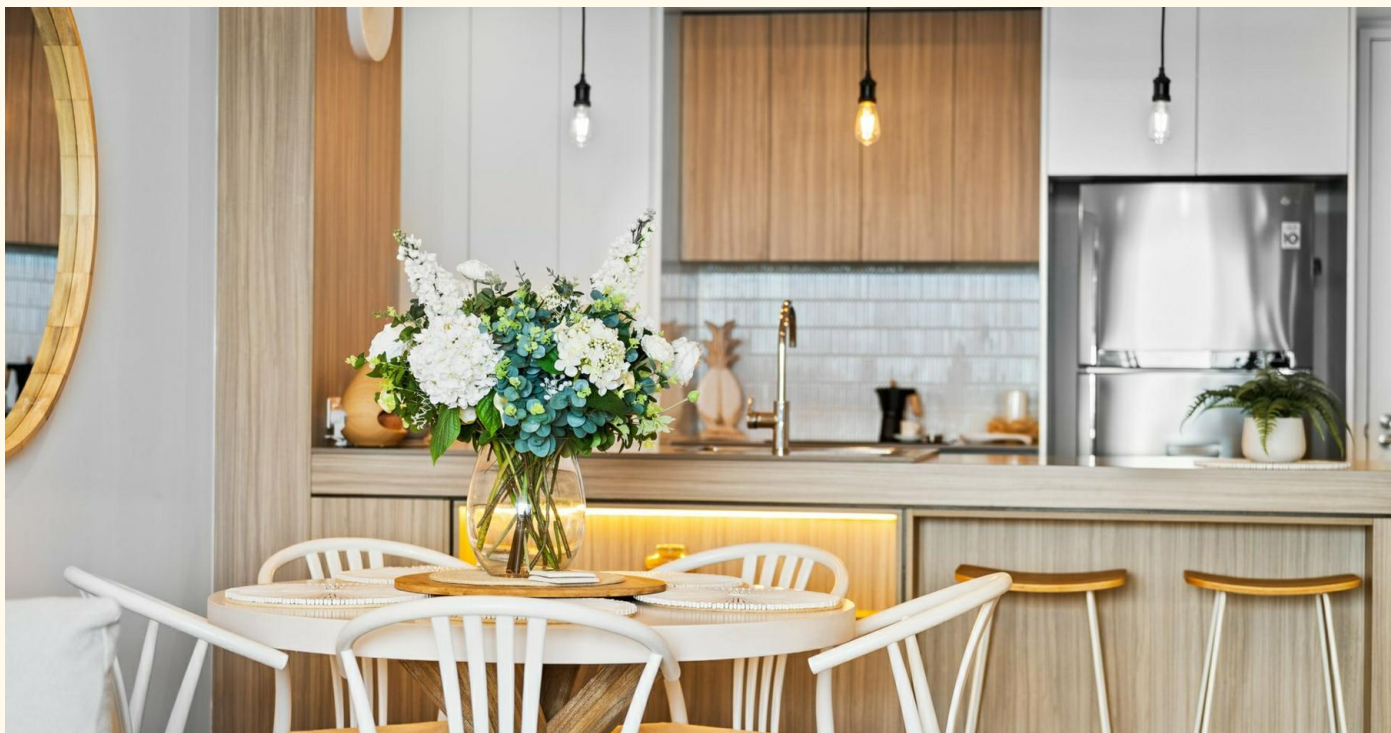




2/31 Queensland Avenue, Broadbeach

Impeccably Detailed; Designer Residence in Central Broadbeach

A renovation of real restraint, at one of the Gold Coast's most walkable addresses. This two-bedroom, two-bathroom residence on the fifth floor of QUBE has been reworked in pale timber, white and soft stone, with detailing usually reserved for far larger homes. Beyond the front door, Broadbeach is at your feet: the beach, Pacific Fair and The Star are all an easy walk away, and from the balcony the river and Hinterland stretch out to the west.

The detail rewards a closer look. Wide-plank timber floors run unbroken from the entry to a wall of glass. In the kitchen, timber-grain joinery meets crisp white cabinetry, a vertical gloss mosaic catches the afternoon light, and gooseneck mixer sits beneath three filament pendants. A softly backlit niche is set into the breakfast bar. Everything you touch has been considered; nothing asks for attention.

The balcony is deep, covered and generous enough to dine on properly. The principal bedroom opens straight onto it and is glazed on two sides, so the room fills with sky rather than walls. It also has mirrored robes and its own ensuite. The second bedroom has its own

2 2 0

FOR SALE

Just Listed

VIEW

Fri 30th Oct @ 2:00PM - 2:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.



robes and floor-to-ceiling glass. The bathrooms are clean-lined, with frameless walk-in showers, marble-look floors and wall-mounted tapware.

Then there is the detail that tends to settle the conversation: an oversized secure car space that takes two cars side by side. In Broadbeach, that is not a convenience; it is a rarity. The residence is offered fully furnished.

QUBE is one of Broadbeach's defining towers. It rises 40 levels at 31 Queensland Avenue, on the corner of Jubilee, with a retail plaza at its base and the Broadbeach North light rail station directly opposite. Above the street sits close to half an acre of resort facilities: a heated 15-metre pool and spa, landscaped terraces with barbecues and a pizza oven, a gymnasium, a residents' lounge, and a billiards and table tennis room. They are the reason so many holidaymakers return to QUBE year after year, and the reason residents rarely feel the need to leave.

Property Highlights

- Renovated fifth-floor residence at QUBE
- Two bedrooms, two bathrooms
- Principal bedroom with dual-aspect glazing, balcony access, mirrored robes and ensuite
- Deep covered balcony with river and Hinterland outlook
- Kitchen with mosaic splashback, brushed brass mixer and backlit display niche
- Wide-plank timber floors; carpet to bedrooms
- Split-system air conditioning, ceiling fans and in-ceiling speakers
- Offered fully furnished
- Oversized secure car space for two vehicles side by side

Building Highlights

- Heated 15-metre pool and outdoor spa
- Landscaped terraces with BBQs and a pizza oven
- Gymnasium and residents' lounge
- Billiards and table tennis room
- Retail plaza at ground level
- Broadbeach North light rail station opposite
- On-site management
- Pet-friendly

Inspections by private appointment or as advertised. Virtual walk-throughs are available for interstate buyers.

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- Disclaimer: Whilst every care has been taken to ensure the accuracy of the information provided, it has not been independently verified. Prospective purchasers should make their own enquiries and satisfy themselves as to all information before entering into a contract.
- *Denotes approximate measurements.*

MORE DETAILS

Property ID	FH8HBY
Property Type	Unit
House Size	80 m2
Land Area	97 m2

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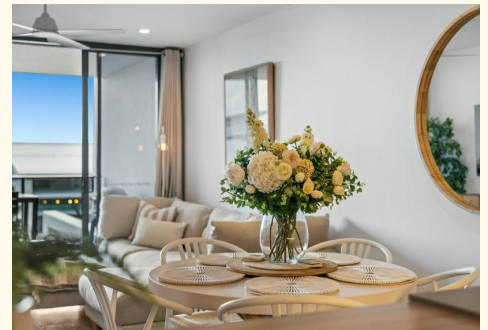
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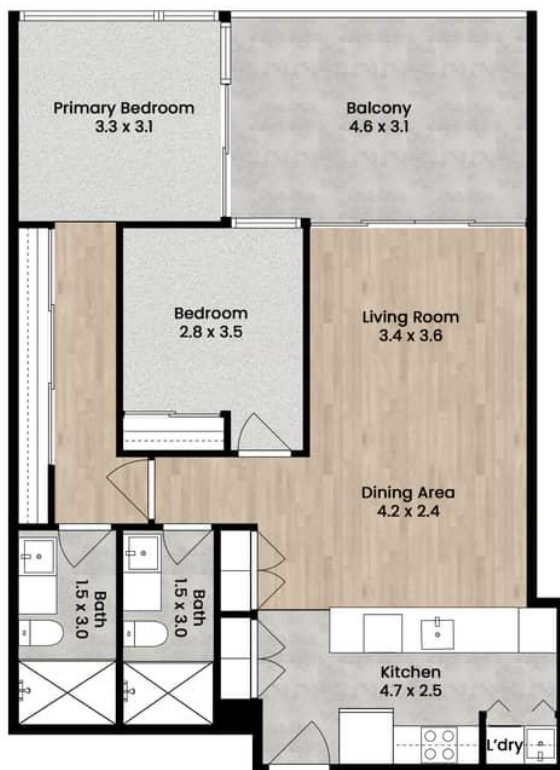
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2 Qube
31 Queensland Avenue Broadbeach



LJ Hooker
Surfers Paradise



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97 sqm

Internal: 82 sqm

External: 15 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose. All measurements in metres.

Produced by Mink Film Co.