



40/20-26 Anne Avenue, Broadbeach

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## HOLIDAY RENTAL, RENT OUT OR LIVE IN!!!

Perfectly positioned in the heart of Broadbeach, 40/20—26 Anne Avenue offers a flexible coastal opportunity within the tightly held Aruba Surf Resort.

What truly sets this property apart is its versatility, giving you three clear options to suit your lifestyle or investment goals:

**Permanent Rental** —Secure a long-term tenant and enjoy steady returns in a high-demand location.

**Holiday Letting** —Keep the property in the resort's holiday rental pool, generating strong income while still having the flexibility to use it as your own beachside getaway.

**Owner Occupy** —Move straight in and enjoy a relaxed coastal lifestyle just moments from the sand.

Set on level three, the apartment enjoys an elevated position with a bright, airy feel. Inside, you'll find light-filled interiors, timber-look flooring, and an open-plan living and dining area that flows seamlessly onto a private balcony. The kitchen is practical and well-appointed, while the bedroom is spacious, filled with natural light, and ready to enjoy.

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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LJ Hooker

Residents and guests of Aruba Surf Resort have access to excellent facilities including a heated pool, spa, BBQ area, and secure parking.

Located just moments from the beach and within easy walking distance to Pacific Fair, The Star, Oasis Shopping Centre, Kurrawa Surf Club, cafes, restaurants, and the G:link light rail, this is a prime Broadbeach position that continues to attract both investors and owner-occupiers alike.

Whether you're looking for an investment, a holiday escape, or a place to call home, this is an opportunity not to be missed.

Contact David Brown today to arrange your inspection.

#### Key Features:

- Level 3 apartment in the popular Aruba Surf Resort
- Light-filled interiors with a fresh, neutral presentation
- Open-plan living and dining area flowing to a private balcony
- Practical kitchen with ample storage and functional layout
- Timber-look flooring for a modern, low-maintenance finish
- Bright, well-presented bedroom with excellent natural light
- Air conditioning for added comfort
- Resort-style facilities including heated pool, spa and BBQ area
- Secure parking within the complex
- Ideal as a beachside home, holiday apartment or investment opportunity

#### Location & Lifestyle:

- Positioned in the heart of Broadbeach within Aruba Surf Resort
- Approx. 150m to the coastline
- Short walk to Pacific Fair Shopping Centre
- Close to The Star Gold Coast
- Moments from Oasis Shopping Centre and Broadbeach dining precinct
- Walking distance to Kurrawa Surf Club and the patrolled beach
- Easy access to G:link light rail and public transport
- Surrounded by cafes, restaurants, entertainment and everyday conveniences

A superb opportunity in one of Broadbeach's most connected lifestyle locations, this is apartment living with all the best of the coast right at your doorstep.

Contact David Brown today to arrange your inspection.

#### Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

## MORE DETAILS

Property ID QYJ0C  
Property Type Unit

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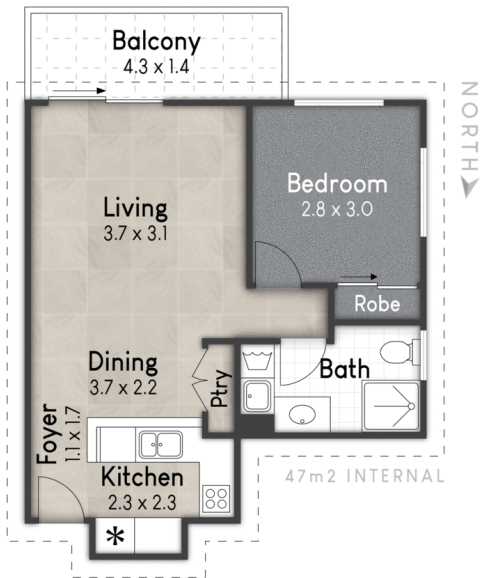
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LOCATION MAP



:: Broadbeach Waters ::

Location Map Legend

1. Residence
2. Pacific Fair
3. The Star Casino
4. Broadbeach Dining
5. Broadbeach State School

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BED 1 BATH 1 CAR 1

Internal: 47 m<sup>2</sup> | External: 6 m<sup>2</sup> | Approx Total: 53 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

