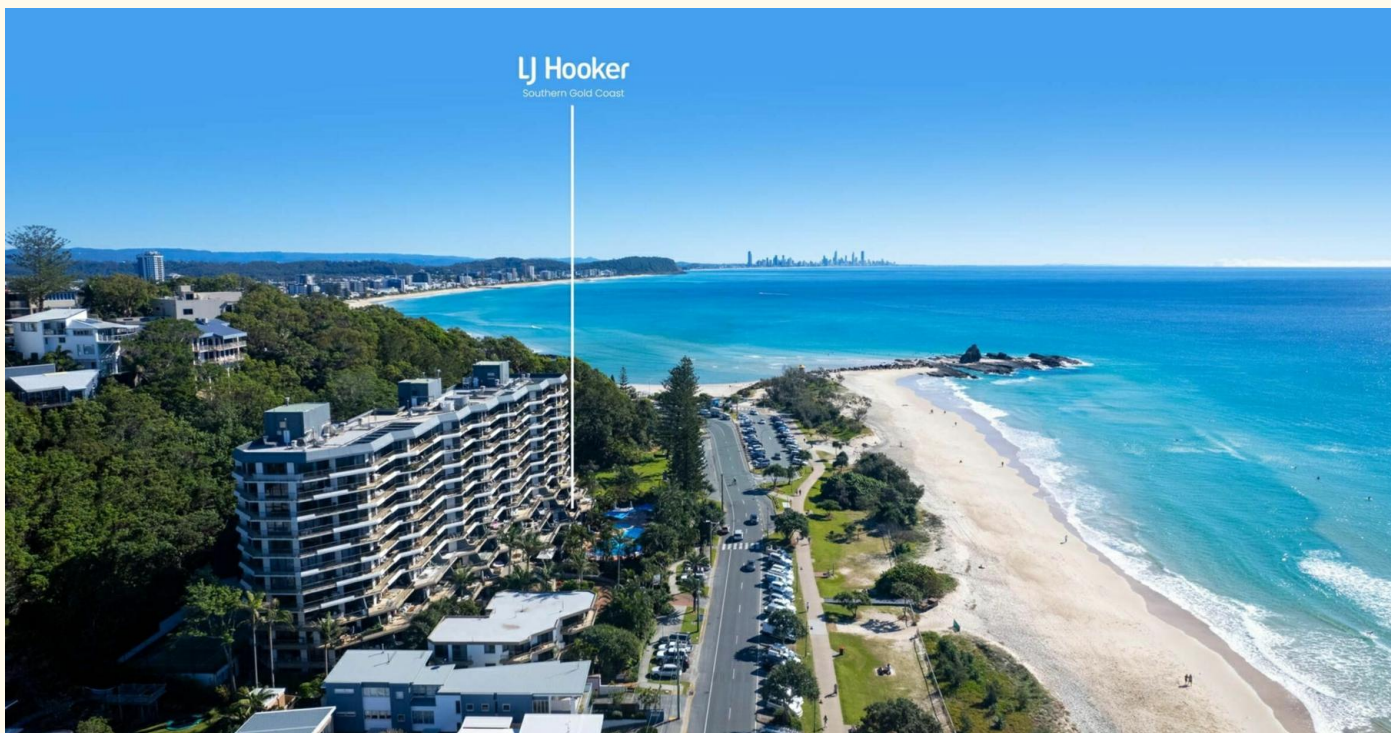


1B/828 Pacific Parade, Currumbin

Secure Your Beachfront Holiday Investment to Launch for Peak Summer!

The Time to Act is NOW - don't miss your chance to capitalise on the high-demand Christmas and New Year period and earn premium nightly returns of up to \$1,165+! Opportunities like this on the Currumbin beachfront are rare and tightly held.

Holiday Let Appraisal

Minimum stay options: 3, 5 or 7 nights

Projected nightly returns: From \$290 in low season midweek to \$1,165+ in peak holiday weeks (dynamic pricing may push even higher over Christmas/New Year)

Immediate income potential - list now and capture the summer booking rush!

Iconic Beachfront Position in The Rocks Resort, Currumbin: Perfectly positioned absolute beachfront, embraced by tropical palms and the sound of the sea, this rare apartment brings back the charm of old-school beach holidays - with all the modern luxuries guests demand. The expansive terrace-style balcony is your front-row seat to the pool and ocean, offering one of the largest outdoor areas in the complex -

3 3 1

FOR SALE

\$1,780,000

VIEW

Sat 8th Nov @ 10:00AM - 10:30AM

AGENTS

Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



a major advantage for both lifestyle and letting appeal.

Highlights

- Blue-chip first-floor apartment in the sought-after The Rocks Resort
- Absolute beachfront - step directly onto Currumbin's golden sand
- Large private terrace balcony ideal for entertaining and relaxation
- Open-plan living and dining, seamlessly flowing to the outdoors
- Two bedrooms + multipurpose room - perfect for families or groups
- Modern bathrooms, ocean-view master suite with balcony access
- Secure basement parking
- Resort-Style Amenities
- Heated lagoon-style pool, kids' paddling pool & spa
- Gym, indoor spa & sauna
- Tennis court, BBQ areas & games room
- Beautifully maintained tropical gardens

Unbeatable Currumbin Location: Just steps from Elephant Rock, Currumbin Beach Surf Club, local cafes, parks, and the Currumbin Wildlife Sanctuary, this is one of the Gold Coast's last true beachfront villages - offering unmatched charm, community and capital growth potential.

Currumbin continues to outperform neighbouring suburbs thanks to: Less congestion (light rail construction impacting northern areas). The newly completed Currumbin Oceanway - one of the most scenic walks on the Coast Record-breaking beachfront sales proving Currumbin's premium value

Financial Snapshot

Body Corporate: approx. \$213.41/week

Council Rates: approx. \$1,157.17/half-year

Water Rates: approx. \$373.21/quarter

Permanent Rental Appraisal: \$1,200—\$1,250/week

Holiday Let Appraisal: up to \$1,165+ per night (peak season)

Act Now - Be Ready for the Christmas Rush!

Summer and festive-season bookings are already surging - secure this prime holiday let now and start generating premium returns immediately. This property is priced to sell and welcoming offers!

Contact Erin King on 0439 060 535 or Rachael Sherriff on 0412 880 337 to arrange a private viewing today.

Receive the full property book, including outgoings, floor plan and comparable sales.

Follow @erinking.ljhooker on Instagram for property updates.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1UT6F47
Property Type	Unit
House Size	135 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Balcony
	Gym
	Dishwasher
	Built-in-Robes

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

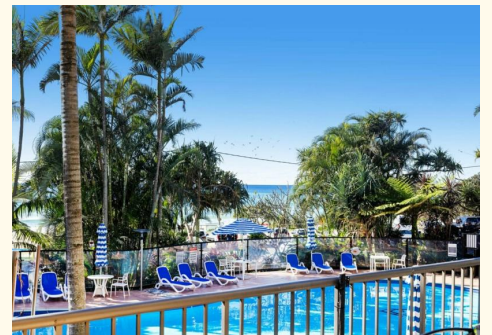
Rachael Sherriff 0412 880 337

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LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au





Coolangatta | Tweed

ERIN KING 0439 060 535
RACHAEL SHERRIFF 0412 880 337

1B/828 Pacific Prd
Currumbin

BED	3
BATH	3
CAR	1

INTERNAL	107sqm
EXTERNAL	28sqm

TOTAL	135sqm
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Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

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