



## Miami, 310/2007 Gold Coast Highway

SOLD BY JO LYNCH & JO ELWIN

0 1 1

This beautiful sun drenched studio apartment is located on the 3rd level of The Outrigger, Burleigh. If you are looking to be in walking distance to the Gold Coast's famous Burleigh Beach, take a look at this very affordable offering!

To be sold fully furnished, this is ideal as an investment opportunity, short term holiday let, or to live in! This would also be a perfect lock and leave for a weekend GC Getaway.

This unit has been freshly painted and recently renovated to include a modern kitchenette with bar fridge, new carpet and furnishings, and an updated bathroom.

With the convenience of everything at your doorstep, park your car in the basement parking and enjoy short walks to supermarkets, cafes, restaurants and the beach!

Features:

# LJ Hooker

**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**  
Contact Agent

**View**  
[ljhooker.com.au/1UDFF47](http://ljhooker.com.au/1UDFF47)

**Contact**  
**Jo Lynch**  
0424 420 884  
[jolynch@ljhookersgc.com.au](mailto:jolynch@ljhookersgc.com.au)

**Jo Elwin**  
0409 429 785  
[jo@ljhookerpb.com.au](mailto:jo@ljhookerpb.com.au)

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

- Open plan studio living with split system air-conditioning and heating
- East facing covered balcony.
- Modern kitchenette with subway tile splashback, stone benchtop, bar fridge and storage.
- Freshly painted throughout with new carpet
- Furnished with queen bed, 2 seater lounge, bedside table, coffee table, dining set, bar fridge.
- Bathroom with bathtub
- Basement carparking with 1 car space
- Shared laundry

Body corporate - approx. \$135 per week and includes electricity

Rates - approx. \$2,600 per annum

Water - approx. \$350 per quarter

Rental return - approx. \$500 - \$550 per week.

Complex facilities:

- In-ground pool with spa, solar heated
- BBQ and outside dining
- Onsite manager
- Holiday letting pool
- Lift access

The Outrigger Burleigh is central to:

- North Burleigh Beach / Surf Club - 200m
- Coles Miami - 200m
- Burleigh Pavilion - 2km
- James Street Burleigh Heads - 2km
- Gold Coast International Airport - 13km

To arrange your inspection please contact:

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

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.

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## More About this Property

Property ID	1UDFF47
Property Type	Studio

**Jo Lynch 0424 420 884**

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