

## Surfers Paradise, 13C/2 Riverview Parade

### Prime Opportunity —Spacious 2-Bedroom 2- Bathroom apartment in Surfers Paradise

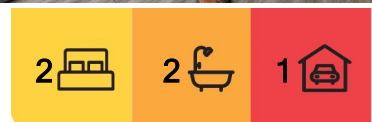
An exceptional opportunity awaits with this well-positioned 2-bedroom, 2-bathroom apartment in the heart of Surfers Paradise. Located in the highly regarded 'Condor' building, this property offers the best of the Gold Coast lifestyle with impressive ocean and city skyline views. This apartment is conveniently situated just a short walk from Budds Beach (2 minutes), patrolled surf beaches (under 5 minutes), and the premier Surfers Paradise precinct.

This spacious 2-bedroom, 2-bathroom apartment on the 13th floor combines size, layout, and views at an unbeatable price point. With over 122 sqm of open plan living, this apartment has been exceptionally well maintained featuring a modern kitchen and two oversized-bedrooms with built-in robes.

Apartment Features:



**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**  
\$740,000

**View**  
[ljhooker.com.au/F7GHBV](http://ljhooker.com.au/F7GHBV)

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**LJ Hooker Surfers Paradise**  
(07) 5592 0555

- \*Generous 128 sqm apartment with a north-eastern aspect showcasing incredible ocean and city views.
- \*Open-plan dining area leading to a spacious balcony, perfect for entertaining or relaxing.
- \*Functional kitchen with ample storage and a practical layout
- \*Master bedroom with built-in wardrobe, private Juliette balcony, and ensuite
- \*Second bedroom with built-in robe and Juliette balcony access
- \*Air-conditioning in the living area and ceiling fans throughout for comfort all year round
- \*Designated secure car park

#### Building Facilities:

- \*25m Outdoor pool and wading pool - appealing to both residents and holidaymakers.
- \*25m Heated indoor pool with sauna and spa for added relaxation and appeal.
- \*Riverside tennis court, BBQ area, and well-maintained grassed area.

#### Rates & Returns:

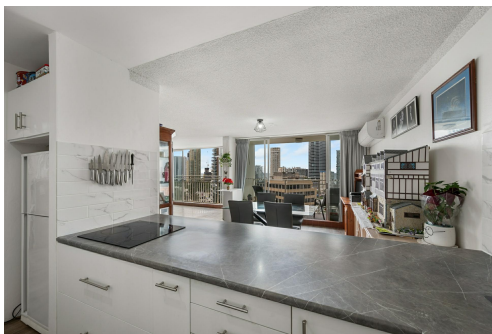
- Rental Appraisal - \$800 per week
- B/C Fees - \$205 per week
- Council Rates - \$1,246 per six months
- Water Rates - \$450 per quarter

## More About this Property

Property ID	F7GHBY
Property Type	Apartment
House Size	122 m2
Including	Air Conditioning Balcony Built-in-Robes Car Parking - Basement Close to Schools Close to Shops Close to Transport Ocean Views Pool

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Internal: 118sqm

External: 4sqm

Total: 122sqm

### Unit 13c Condor Apartments Surfers Paradise

 2
  2
  1

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.