



1406/9 Hamilton Avenue, Surfers Paradise

## Iconic Q1 Apartment with Flexible Second Bedroom and Ocean Views

Positioned on Level 14 within Q1, one of Surfers Paradise's most recognised residential towers, this well-presented one-bedroom plus study apartment offers an excellent combination of size, flexibility and lifestyle. Spanning approximately 97sqm, the residence is ideally suited to owner occupiers, investors, holiday makers or buyers seeking a spacious coastal apartment in a landmark location.

The floorplan has been intelligently designed, with an expansive open-plan living and dining area connecting to a contemporary kitchen with stone benchtops, gas cooking and excellent storage. The living area flows through to an enclosed balcony with retractable glazing, creating a highly versatile second living space or all-weather entertaining area. From this elevated position, the apartment captures sweeping views across the skyline, ocean, river and hinterland.

The oversized main bedroom is a genuine highlight, complete with walk-in robe, double ensuite and its own ocean and river outlook. The additional study or second bedroom is also generous in size, providing flexibility for guests, a home office or further accommodation.

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### FOR SALE

Just Listed

### VIEW

By Appointment

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

Located moments from the beach, G:link light rail, dining, shopping and entertainment, Q1 continues to stand as one of the Gold Coast's most iconic addresses. Renowned for its striking design, premium facilities and panoramic outlooks, the building offers a lifestyle proposition that remains highly sought-after.

#### Apartment Highlights

- Elevated Level 14 apartment within iconic Q1
- One-bedroom plus generous study or second bedroom configuration
- Approx. 97sqm total area
- Spacious open-plan living and dining area
- Contemporary kitchen with stone benchtops and gas cooking
- Enclosed balcony with retractable glazing, ideal for year-round use
- Sweeping ocean, river, skyline and hinterland views
- Oversized main bedroom with walk-in robe and private double ensuite
- Flexible study or second bedroom, ideal for guests or home office use
- Ducted air-conditioning throughout
- Secure basement car accommodation

#### Building Highlights

- Lagoon-style outdoor pool and indoor heated lap pool
- Spa, sauna and steam rooms
- Fully equipped gymnasium
- Cinema, BBQ areas and resident facilities
- Residents' lounge and conference facilities
- Onsite management and 24-hour concierge
- Direct access to Australia's only residential SkyPoint Observation Deck

For further details or to arrange a private inspection, please contact the team.

Simon Tooma | 0411 338 048  
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## MORE DETAILS

Property ID FEUHBY  
Property Type Apartment  
Including Ensuite  
Air Conditioning  
Intercom  
Pool  
Balcony  
Dishwasher  
Secure Parking  
Area Views  
Car Parking - Basement  
Carpeted  
City Views  
Close to Schools  
Close to Shops

**Simon Tooma 0411 338 048**

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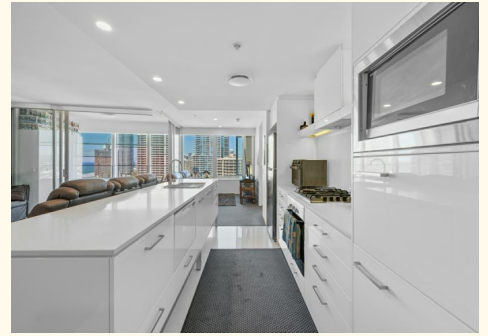
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1406 Q1  
9 Hamilton Avenue Surfers Paradise



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Surfers Paradise



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97 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.

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