

Surfers Paradise, 1K/3277 Surfers Paradise Boulevard

Ground-Level Beachfront Apartment —Exceptional Investment Opportunity

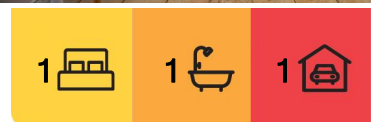
Discover this fantastic ground-level apartment offering unparalleled convenience and the perfect blend of coastal living and investment potential. Spanning a generous 90 sqm, this 1-bedroom, 1-bathroom property with a secure car space is ideally positioned just steps from Surfers Paradise Beach. With a rental estimate of \$600 to \$650 per week, this apartment is an outstanding opportunity for investors or owner-occupiers.

Beachpoint is situated just a few minutes walk from the heart of Surfers Paradise. Set amid lush tropical gardens and overlooking the beach the facilities include a large outdoor pool, indoor heated pool, Spa, Sauna, Full size tennis court, children's wading pool, large BBQ entertaining areas and more.

Conveniently located, Beachpoint is walking distance to hundreds of shops, restaurants,



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
\$570,000

View
ljhooker.com.au/F61HBY

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LJ Hooker Surfers Paradise
(07) 5592 0555

cafes, and entertainment or just a 60 second walk to the G-Link tram station which can take you to Pacific Fair shopping centre, Broadbeach Convention centre, Star Casino, marina mirage and more.

Key Features:

- Substantial One Bedroom, One Bathroom and One Secure Parking Space
- Ocean views right from your living room
- Spacious Layout set over 90 sqm provides generous living and dining areas
- Ground-Level Convenience providing easy access without the need for stairs or elevators, ideal for all ages and lifestyles
- Prime Beachfront Location, situated directly opposite Surfers Paradise beach.

Potential Rental Income: Estimated at \$600 to \$650 per week,

Council Rates: \$1,165* per six months

Water Rates: \$411* per quarter

Body Corporate Rates: \$130* per week

*Approximately

Resort-Style Amenities:

- *Outdoor pool
- *Heated indoor pool
- *Children's wading pool
- *Spa and sauna
- *BBQ area
- *Full-size tennis court

Contact Simon Tooma on 0411 338 048 today to arrange a viewing and secure this outstand

More About this Property

Property ID	F61HBY
Property Type	Apartment
House Size	90 m2

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Surfers Paradise

1K/3277 Surfers Paradise Blvd



1 bedroom



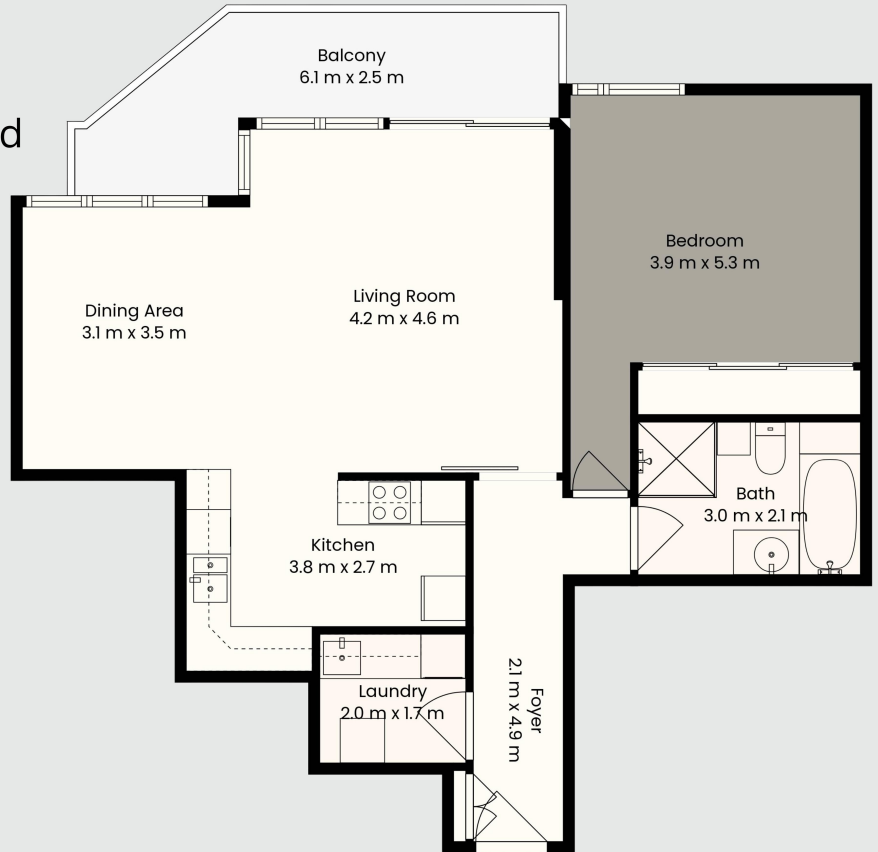
1 bathroom



1 car park



90 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.



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