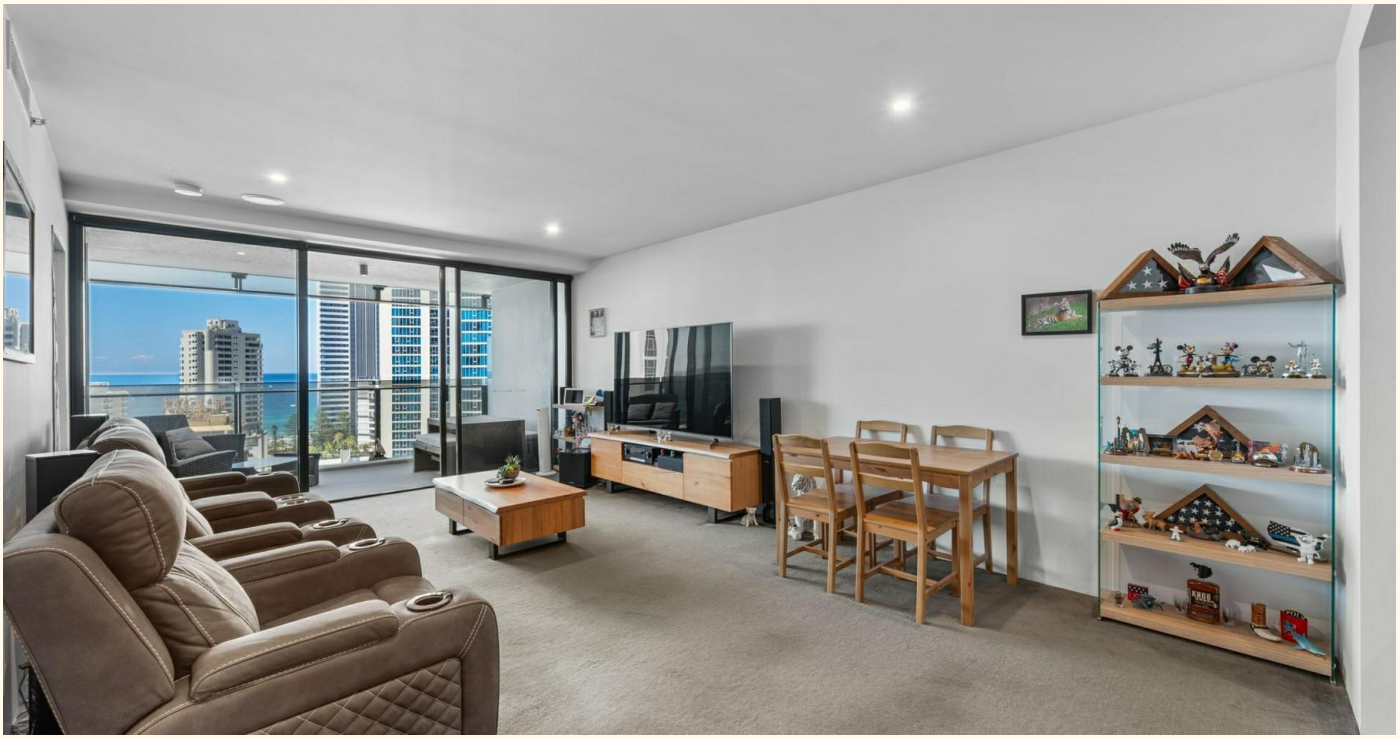








2162/9 Ferny Avenue, Surfers Paradise

Elevated Sophistication; Expansive Living in Circle on Cavill

Positioned on the 16th floor of Circle on Cavill's North Tower, apartment 2162 presents a spacious and versatile one-bedroom plus multipurpose room residence within one of Surfers Paradise's most iconic and tightly held residential buildings. Combining generous proportions, a flexible floorplan and elevated views, the apartment enjoys an enviable position in the heart of the precinct, with the beach, dining, shopping and entertainment all just moments from the door.

Offering an elevated outlook across the Surfers Paradise skyline and coastline, the apartment combines generous internal living with one large balcony, one modern bathroom and a layout that is equally suited to owner occupiers, permanent rental or holiday letting.

The open-plan living and dining area is framed by floor-to-ceiling glass and flows directly onto a generous balcony, creating a natural extension of the internal living space while taking in the surrounding skyline and coastal outlook.

The modern kitchen is well positioned and features gas cooking,

1 1 1

FOR SALE
$850,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

integrated appliances, ample bench space and generous storage, providing a practical layout for both everyday living and short-stay accommodation.

The main bedroom enjoys floor-to-ceiling glass, direct balcony access and elevated ocean and skyline views. A frosted glass feature separates the bedroom from the ensuite, allowing natural light to filter through while retaining privacy. The ensuite includes a deep spa bath and separate shower. The multipurpose room provides valuable additional space. Currently configured as a home office and fitted with built-in wardrobe storage, the room offers flexibility as a guest room, second bedroom, study or additional living area.

Circle on Cavill is one of Surfers Paradise's most iconic and highly sought-after residential addresses, recognised as one of the premier buildings within the heart of the precinct. Its commanding position, scale and extensive resort facilities have established it as one of the area's pre-eminent residential and investment buildings.

Positioned directly above a major retail, dining and entertainment precinct - Circle on Cavill offers a level of convenience that is difficult to replicate. Surfers Paradise Beach, Cavill Avenue, restaurants, cafés, shopping and the Gold Coast Light Rail are all within easy walking distance, while residents and guests also enjoy access to an extensive range of resort-style facilities within the building itself.

Property Highlights
- 16th floor position within Circle on Cavill North Tower
- One bedroom plus multipurpose room
- Modern ensuite with deep spa bath and separate shower
- Main bedroom with private balcony access
- Elevated ocean and skyline views
- Floor-to-ceiling glass throughout bedroom and living areas
- Open-plan living and dining
- Generous main balcony with outdoor entertaining space
- Functional kitchen with gas cooktop and integrated appliances, ample storage
- Multipurpose room with built-in wardrobes

Building Highlights
- Two outdoor (lagoon & lap) swimming pools
- 25m heated indoor lap pool
- Spa, steam room and sauna
- Fully equipped gymnasium
- Residents' cinema and function room
- Exclusive Level 55 Sky Lounge
- Children's play area
- Games room
- BBQ and entertaining areas
- 24/7 onsite security
- Direct access to Circle on Cavill retail and dining precinct
- Walking distance to Surfers Paradise Beach
- Walking distance to Gold Coast Light Rail and Cavill Avenue

For further information or to arrange an inspection, contact:

Simon Tooma | 0411 338 048
Cruz Adams | 0447 746 686

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. *Denotes approximate measurements.

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MORE DETAILS

Property ID	FG5HBY
Property Type	Apartment
House Size	94 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Intercom
	Pool
	Balcony
	Dishwasher
	Built-in-Robes
	Area Views
	Car Parking - Basement
	Carpeted
	City Views
	Close to Schools
	Close to Shops











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2162/9 Ferny Avenue Surfers Paradise
Circle On Cavill

LJ Hooker
Surfers Paradise

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94 sqm

Internal: 80 sqm

External: 14 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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LJ Hooker