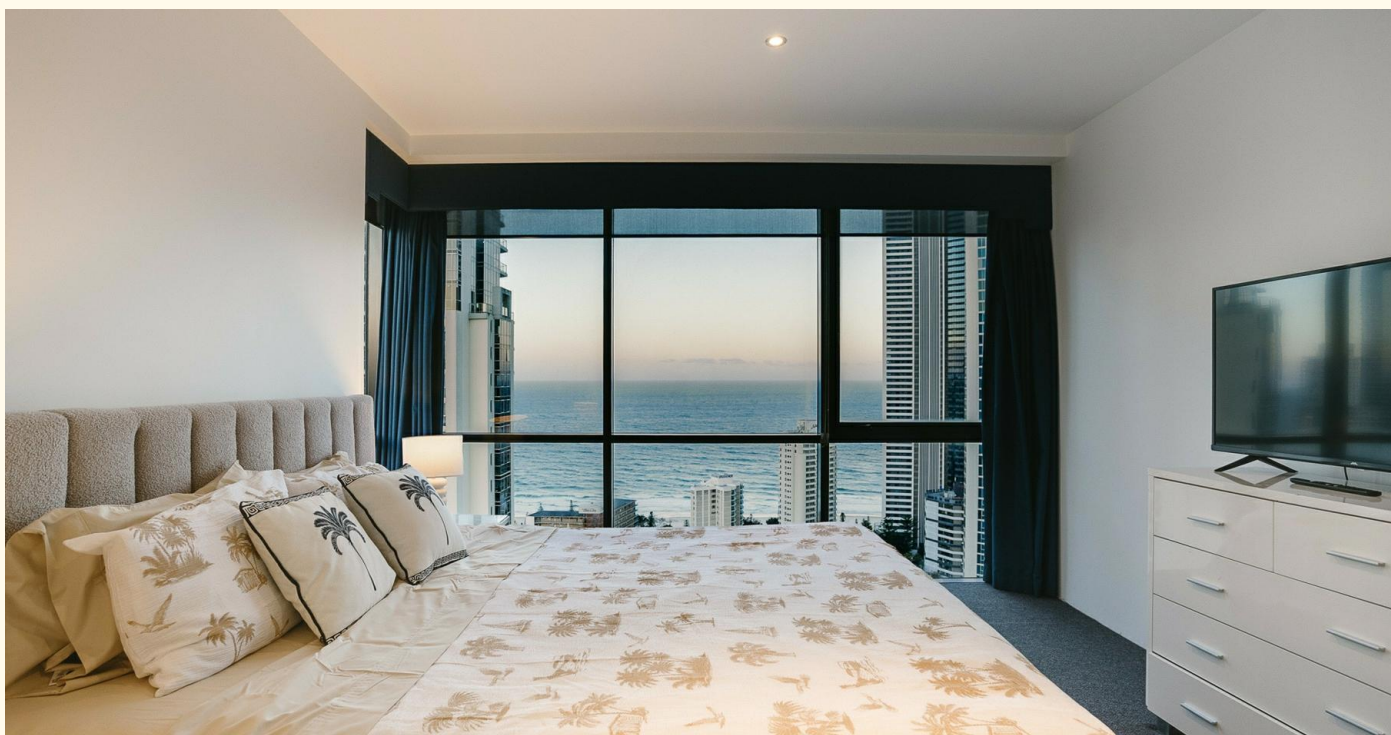




2311/9 Ferny Avenue, Surfers Paradise

Elevated Elegance; Panoramic Views Perched on Level 31

Perched on the 31st floor of Circle on Cavill, this apartment commands an extraordinary outlook across the Surfers Paradise coastline and hinterland beyond. Three bedrooms and two bathrooms are arranged across a generously proportioned floorplan, offering a rare sense of space at this height, within one of Surfers Paradise's most iconic and tightly held residential buildings.

Ocean, hinterland and river views unfold in every direction, framing an apartment that feels both expansive and elevated above the energy of the precinct below.

The open-plan living and dining area extends onto a generous balcony, drawing the coastal and river outlook into the everyday rhythm of the home. The kitchen is generously scaled, featuring a large island benchtop, gas cooktop, dishwasher and abundant storage.

The master suite is a retreat in itself, complete with a generous walk-in robe and a large ensuite where the bath sits beneath ocean views - a rare indulgence, even by Circle on Cavill's standards. The remaining two bedrooms offer exquisite views, each with a unique aspect and

3 2 1

FOR SALE
\$1,400,000

VIEW
By Appointment

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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.

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are both generous in size. An internal laundry with washing machine and dryer, and a secure basement car space, round out a residence of considerable scale and polish.

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 also enjoy access to an extensive range of resort-style facilities within the building itself.

PROPERTY HIGHLIGHTS

- 31st floor position within iconic Circle on Cavill
- Oversized residence with sprawling 130 sqm layout
- Panoramic ocean, hinterland and river views
- Open-plan living and dining with generous balcony
- Entertainers kitchen featuring prodigious island bench with modern appliances
- Separate shower and spa bath
- Internal laundry with washing machine and dryer
- Secure basement car space

BUILDING HIGHLIGHTS

- Two large recreational pools and 25m heated indoor lap pool
- Spa, steam room and sauna
- Fully equipped gymnasium
- Private in-house cinema and function room
- Exclusive Level 55 residents' lounge
- Games room and outdoor big screen TV
- BBQ and entertaining areas, Zen garden terraces
- Children's play area
- 24/7 onsite security
- Direct access to Circle on Cavill retail and dining precinct
- Walking distance to Surfers Paradise Beach, Cavill Avenue and the Gold Coast Light Rail

For further information or to arrange an inspection, contact:

Simon Tooma | 0411 338 048
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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

MORE DETAILS

Property ID	FGHHBY
Property Type	Apartment
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Intercom
	Pool
	Spa
	Balcony
	Gym
	Dishwasher
	Built-in-Robes
	Secure Parking
	Area Views
	Car Parking - Basement
	Carpeted
	City Views
	Close to Schools
	Close to Shops

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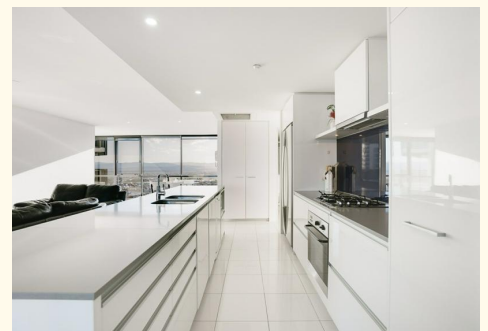
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2311 'CIRCLE ON CAVILL' 9 FERNY AVE, SURFERS PARADISE



3 2 1

TOTAL INTERNAL AREA: 120 SQM | TOTAL EXTERNAL AREA: 10 SQM | TOTAL AREA: 130 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.