






7/33-35 Cypress Avenue, Surfers Paradise

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## AUCTION - Ground Floor Apartment In Surfers Paradise

Positioned a short distance to the peaceful Budds Beach foreshore and just moments to the heart of Surfers Paradise.

Set in the Cypress Gardens complex on the ground floor, Unit 7 is in completely original condition. With solid bones, a functional layout, and a small private terrace, it presents an exciting blank canvas for renovators, flippers, or those seeking to create their ideal entry-level home in an great location.

### Property Highlights:

- Ground floor apartment with private outdoor patio
- Open-plan living and dining
- Air-conditioned bedroom
- Functional kitchen space
- Bedroom with built-in robe
- Combined bathroom and laundry
- Secure underground basement car park
- Pool and BBQ area

### Location Benefits:

- Close Proximity to the Main River and Budds Beach foreshore
- Short walk to Surfers Paradise beaches, shops, and Gold Coast

**FOR SALE**  
Under Contract

### AGENTS

Simon Tooma  
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Stooma@ljhooker.com.au

### AGENCY

LJ Hooker Surfers Paradise  
(07) 5592 0555

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**

light rail

- Surrounded by popular cafes, parks, and lifestyle attractions

Whether you're entering the market, expanding your investment portfolio, or seeking a property with renovation potential, this is an opportunity not to be missed. Auction on-site, 23rd of August at 12pm.

Call the Listing Agent Today!  
Jackson O'Neill - 0433 119 924

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

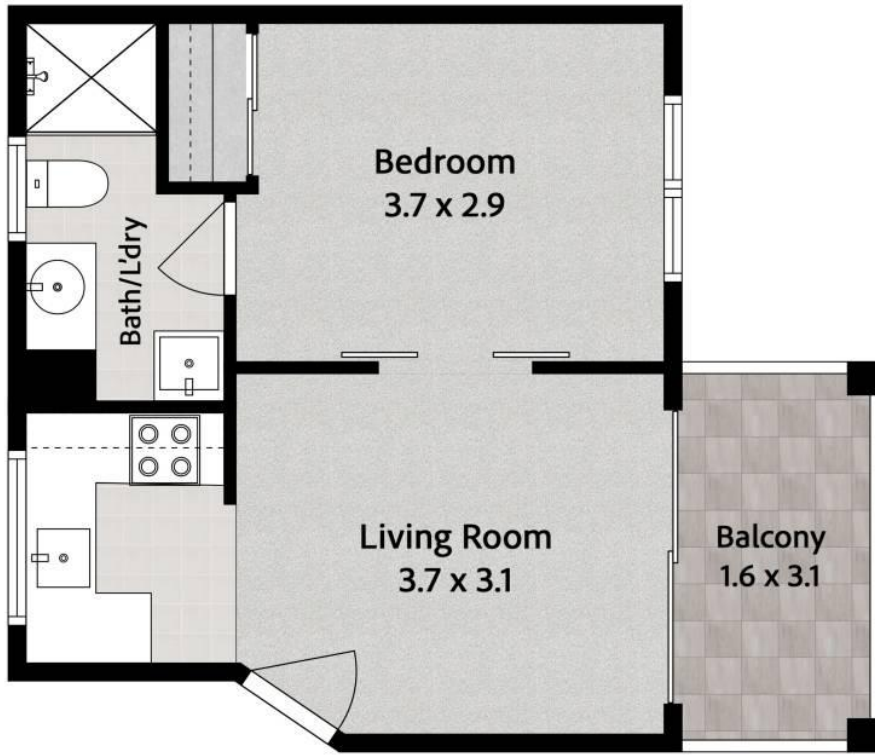
## MORE DETAILS

Property ID	F9XHBV
Property Type	Apartment
Including	Ensuite
	Air Conditioning
	Intercom
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Car Parking - Basement
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Liveability

**Simon Tooma 0411 338 048**  
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Surfers Paradise



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40 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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