



10/2964 Gold Coast Highway, Surfers Paradise

3 2 1

Renovation Opportunity - Top Floor, Two-Storey, North/West Facing, Corner Apartment in Clarendon Building

FOR SALE

Please Call

AGENTS

Robbie Dunn
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rdunn@ljhg.com.au

AGENCY

LJ Hooker Coomera
(07) 5585 7888

No onsite visitor Parking - To inspect park in Aubrey or Thornton Street and cross at the lights

Rare Renovation Opportunity - Top Floor Corner Apartment | Clarendon Building

This property is being sold by Auction.

Here it is. The opportunity astute buyers and savvy investors have been waiting for.

One of only sixteen apartments in the boutique and tightly held Clarendon building, this top-floor North/West facing residence is offered as a genuine blank canvas - ready to be transformed into something truly spectacular. The bones are exceptional, the location is irreplaceable, and the upside is virtually limitless.

Unobstructed, never-to-be-built-out Main River views, three separate balconies, and a position so perfectly elevated above the river you feel as though you're right on top of it. Pontoon access means you could be fishing before breakfast.

The location needs no work whatsoever. A short stroll to one of the

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

Gold Coast's most breathtaking patrolled beaches and the iconic Northcliffe Surf Club, with Harris Farm Markets, trendy cafés, fine dining, and boutique shopping all within easy reach. The G:Link light rail and bus are right at your doorstep.

- 3 Bedrooms
- 2 Bathrooms
- 1 secure car space
- Complex Pool
- Any or All buyer building inspections to take place on Tuesday 16th of June from 4pm-5pm

Bring your vision. In a building this boutique and a location this coveted, finished apartments are fiercely sought after and rarely relinquished.

This property is being sold by Auction. Buyers with vision will move fast. Don't miss it.

This property is being sold by auction or without a listed price, no price guide can be provided. Any price range shown on this website is for filtering purposes only and does not represent a formal appraisal or valuation.

Disclaimer: The information in this listing has been prepared in good faith, but its accuracy cannot be guaranteed. Prospective buyers are encouraged to conduct their own due diligence and seek independent advice before making any decisions. Where any discrepancy exists between this material and the Form 2 Seller Disclosure Statement, the Form 2 will take precedence.

MORE DETAILS

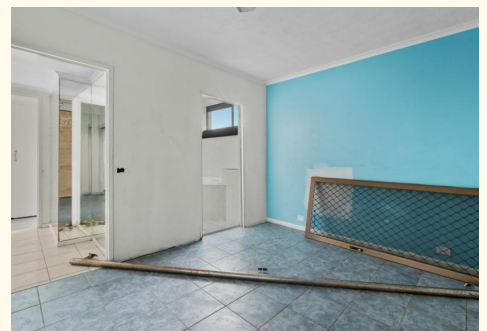
Property ID	43TFGTJ
Property Type	Apartment
House Size	130 m2
Including	Ensuite Toilets (2)

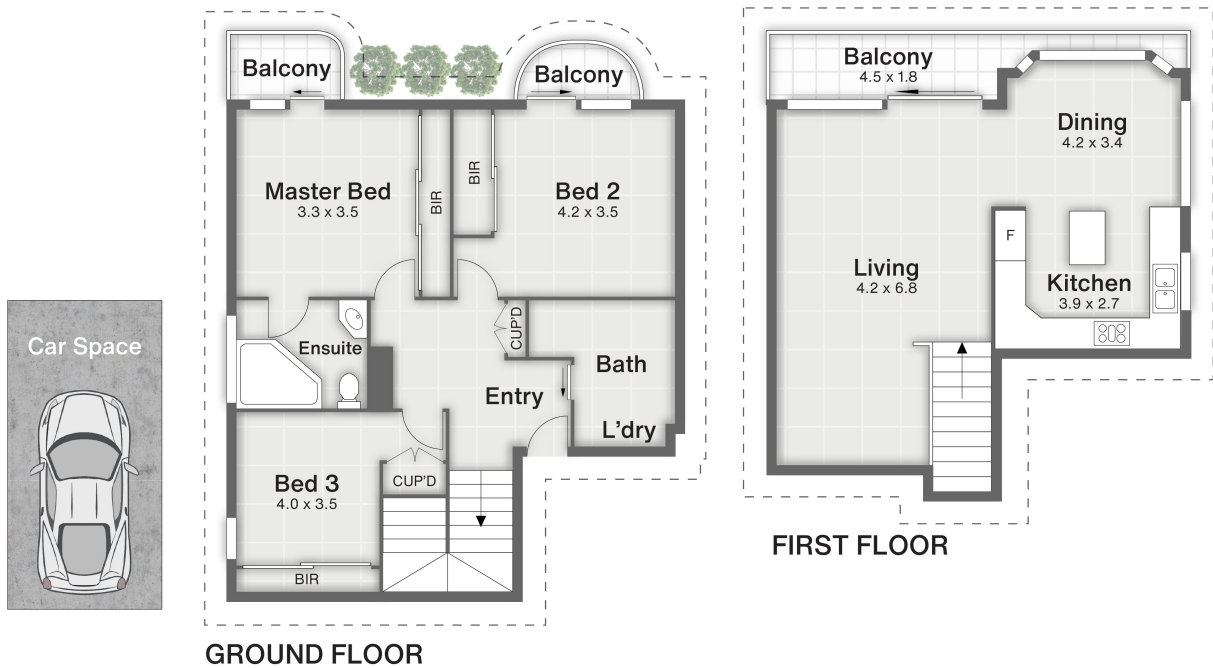
Robbie Dunn 0404 466 793

Licensee | Sales Specialist | rdunn@ljhgc.com.au

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10/2964 Gold Coast Highway **SURFERS PARADISE**

3 | 2 | 1 | 130m²

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Coomera Ormeau Tamborine Mountain

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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