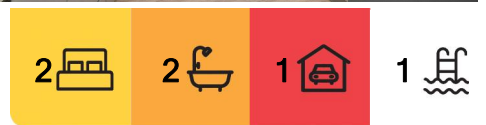


## Surfers Paradise, 21/23 Wharf Road

### Stylish Renovated North-Facing Apartment

Discover beachside living at its finest with this north-facing, renovated 2-bedroom apartment, nestled just 250 meters from pristine, patrolled beaches. This serene, modern retreat combines the best of coastal living with a tranquil tropical garden ambiance and is ideally located within walking distance to the magnificent Broadbeach restaurant and entertainment precinct.

Step into this fully furnished apartment with open-plan living and dining spaces, complemented by a fully equipped kitchen featuring stone benchtops, ample storage, with top quality fixtures and fittings. Relax on the private north facing balcony with peaceful views of the pool and lush gardens set on 1.5 acres. The two spacious bedrooms include a main with an ensuite and its own balcony. Additional features include an internal laundry with separate toilet, main bathroom, and a secure underground car space with your own storage cage.



**For Sale**  
\$750,000

**View**  
[ljhooker.com.au/P4GHHD](http://ljhooker.com.au/P4GHHD)

**Contact**  
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**Matt Conduit**  
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**LJ Hooker Broadbeach**  
**(07) 5531 6688**

**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.

Resort-style amenities enhance this 92sqm residence, offering a large swimming pool with heating for year-round swimming, outdoor spa, undercover entertainment areas and games room. Enjoy peace of mind with added security throughout the development and easy access to the Glink and local transport, this apartment offers an unparalleled opportunity.

Act quickly to secure this exceptional beachside gem as we have been given very clear instructions that this well priced asset must be sold!

**Special Features:**

- Fully equipped modern kitchen with ample storage and bench space
- Open plan living and dining area with floorboards throughout
- Two bedrooms, with built in mirrored wardrobes, carpet flooring and ceiling fans
- Two bathrooms with separate toilet
- Air conditioned living and dining area + private balcony off lounge area and rear bedroom.
- Internal Laundry + separate toilet
- Secure Boutique Building
- Quality furniture package included ready for short term or long term income
- Public transport at the end of this street, G Link (Florida Gardens Station is the closest station) and bus stop. Patrolled Beach within walking distance, Surf Club, Cafes, Shopping and much more available at your fingertips.
- Pool and garden views with lush tropical gardens set on the 1.5 acres
- Large centrally located outdoor swimming pool heated for year round swimming.
- Large undercover BBQ and entertaining area.

Inspections by private appointment.

**Disclaimer:**

Important Notice: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Broadbeach or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.



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## More About this Property

<b>Property ID</b>	P4GHHD
<b>Property Type</b>	Apartment
<b>House Size</b>	92 m <sup>2</sup>
<b>Land Area</b>	92 m <sup>2</sup>
<b>Including</b>	Air Conditioning Pool Balcony Secure Parking

### Nicole Driscoll 0401 005 648

Sales Executive | [nicole.driscoll@ljhooker.com.au](mailto:nicole.driscoll@ljhooker.com.au)

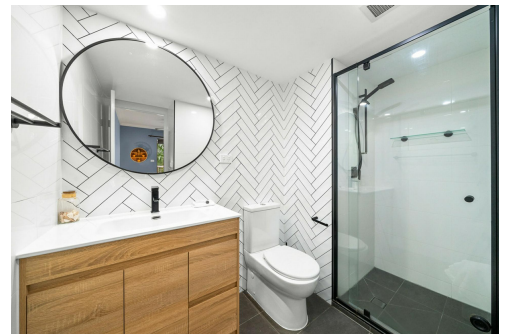
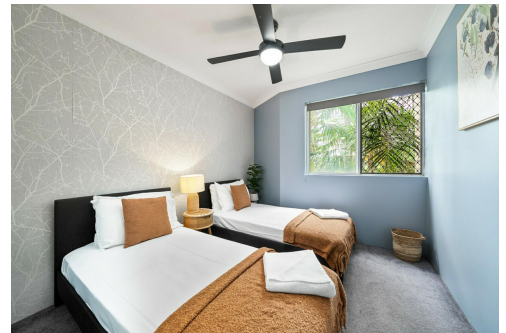
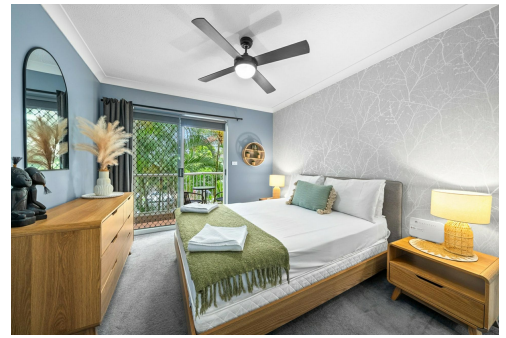
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21/23 Wharf Road, Surfers Paradise

Internal - 82m<sup>2</sup>

Covered External - 10m<sup>2</sup>

Total - 92m<sup>2</sup>

Dimensions are approximate, interested parties should do their own due diligence. The Floor Planners take no responsibilities for inaccurate measurements or errors



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