

2183/23 Ferny Avenue, Surfers Paradise

## SELLER MOVING OVERSEAS, KEEN TO SELL

Inspections by appointment.

Wake up to breathtaking ocean views from this beautifully presented 2-bedroom 2 bathroom apartment, perfectly positioned on Level 18 with a prized north-east aspect. Offering the ultimate coastal lifestyle or high-performing investment opportunity, this stunning unit combines luxury, convenience, and resort-style living. Great living, dining and kitchen with views of the ocean, what more could you ask for.

### Apartment Features:

- Two generous bedrooms, master with private ensuite
- Two private balconies —one off the living area, the other from the master bedroom
- Spectacular ocean views with abundant natural light
- Brand new ducted air-conditioning system (replaced June 2025 — \$18,000 value, 5-year warranty)
- Secure parking for one vehicle
- Secure guest parking on Level 1 (remote access via intercom)
- Large screen smart TV

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### FOR SALE

Offers Over \$929,000

### AGENTS

Jane Doogan  
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Dean McMurtrie  
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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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**

Washing machine & dryer  
Microwave  
New dishwasher  
Frost-free fridge/freezer  
Furniture included as displayed at open home  
Potential rental return of \$900-\$950 per week

**Resort-Style Amenities:**

Outdoor lagoon pool & BBQ areas on Level 6  
Indoor heated pool with Jacuzzi  
Saunas & fully equipped gym  
Private cinema  
Games parlour for kids  
Professional on-site building management & security

**Unbeatable Location:**

Situated in the vibrant heart of Surfers Paradise, you're just a short stroll to the G-link tram, public transport, world-famous beaches, and an array of shopping, dining, and entertainment options right at your doorstep.

**Investment Friendly:**

Short-term letting options available through Coastal Letting, Mantra Management, and other providers —offering flexibility for investors or holiday homeowners.

Whether you're seeking a luxurious coastal residence, a holiday home, or a high-yield investment, this exceptional apartment delivers lifestyle and returns in one of the Gold Coast's most sought-after locations.

Inspect today and secure your slice of paradise.

**Disclaimer:** All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

**MORE DETAILS**

Property ID                   5HQHF41  
Property Type               Apartment

**Jane Doogan 0413 872 972**

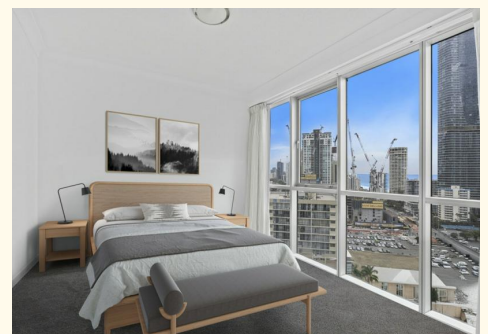
Sales Specialist | L.R.E.A. | Independent Contractor |  
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**Dean McMurtrie 0414 444 779**

Sales Specialist to Jane Doogan Independent Contractor |  
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2183/23 FERNY AVE, SURFERS PARADISE



Internal: 98m<sup>2</sup> | External: 12m<sup>2</sup> | Total: 110m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

