



4/45 Watson Esplanade, Surfers Paradise

Unbeatable Location - Walk-to-Everything

Set in a quiet riverside pocket yet just moments from the heart of Surfers Paradise, this apartment combines comfort, convenience, and lifestyle appeal. Whether you're an investor seeking solid returns or a buyer looking to enjoy low-maintenance living, this is the perfect fit.

Step inside to find a light-filled, open-plan living area with air-conditioning and poolside balcony where you can unwind with a morning coffee or an evening beverage. A simple spruce up of the kitchen & bathroom will create the perfect balance of function and form, with great storage and flow for a unit this size.

Both bedrooms are spacious allowing for a desk or a generous dresser. The bathroom offers a combined bath and shower with space for a washer and dryer in the corner. Located in 'Sunset Court Apartments', residents enjoy access to an in-ground pool, BBQ and picnic area.

Property Highlights:

- 2 large bedrooms with ceiling fans
- Air-conditioned open-plan living area with tiled floors
- Functional kitchen and bathroom

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FOR SALE
\$480,000 - \$520,000

AGENTS

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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.



- Balcony with elevated views over the pool
- Single car space
- 'Sunset Court' facilities: in-ground pool, BBQ area, communal laundry

More info:

- Rented until November 2025 @ \$520 weekly, potential to increase weekly rent with renovations
- Body Corp Approx. \$104.13 weekly
- Council rates approx. \$49.90 weekly
- Water rates approx. \$30.27 weekly
- Most recent reported Sinking fund balance approx. ~\$230,000

Leave the car behind and embrace a walk-everywhere lifestyle - the beach, tram, cafes, restaurants and nightlife are all within easy reach. Get in touch for more information or to arrange an inspection.

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.

MORE DETAILS

Property ID F7J0C
 Property Type Apartment

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