



## Surfers Paradise, 521/22 View Avenue

### North-Facing Studio - Airbnb-Ready & Unbeatable Value!

Fully Furnished | Ocean, City & Hinterland Views | Airbnb-Friendly | Great Returns

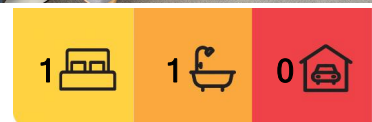
Unlock the potential of hassle-free investing with this beautifully presented, north-facing studio in the heart of Surfers Paradise. Located on the quieter northern side of Mantra on View, this sun-soaked 42sqm holiday suite offers breathtaking ocean, city, and hinterland views from one of the largest balconies in the building.

Whether you're an experienced investor or dipping your toes into short-term rentals for the first time, this is a rare chance to own a low-maintenance, income-generating asset in one of the Gold Coast's most in-demand locations. This property can be self-managed, added to Airbnb, or managed by your preferred holiday letting provider - giving you complete control and flexibility over your investment.

Priced to be the best-value north-facing unit available, this is your opportunity to secure a



**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.



**For Sale**  
Offers Over \$219,000

**View**  
[ljhooker.com.au/EVJ0C](https://ljhooker.com.au/EVJ0C)

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**LJ Hooker Oxenford**  
**(07) 5632 8428**

beautifully maintained property in one of the Gold Coast's most vibrant lifestyle destinations.

**Standout Features:**

- \* North-facing with sweeping panoramic views
- \* Spacious layout with one double bed & a fold out sofa bed, work desk & flat-screen TV
- \* Luxurious marble-tiled bathroom
- \* Air-conditioned comfort + broadband internet & in-room safe
- \* Large private balcony perfect for guests to relax and unwind
- \* Sold fully furnished - ready to start earning immediately

**Resort-Style Facilities:**

- \* On-site restaurant, day spa & 24-hour reception
- \* Secure undercover parking (available at hotel rates)
- \* 100 metres to the beach & steps to shops, cafes, dining and nightlife
- \* Moments to light rail and public transport for easy guest access

**Why You'll Love It:**

- \* One of the best positions in the building - peaceful northern side with panoramic views
- \* Airbnb and short-stay friendly - enjoy the freedom to self-manage or choose your preferred platform
- \* Walk-to-everything location - close to the beach, dining, shops, nightlife and public transport

**Outgoings:**

- \* Body Corporate - Administrative Fund: \$1,020.23 per quarter
- \* Body Corporate - Sinking Fund: \$780.51 per quarter
- \* Water Charges: Approx. \$400 per quarter
- \* Council Rates: \$2,345.44 every 6 months

Move fast - all reasonable offers will be considered!

Whether you're seeking a high-yield investment, a low-maintenance holiday base, or both —this is the perfect property to make your move on.

**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.



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## More About this Property

**Property ID** EVJ0C

**Property Type** Apartment

**Sonya Richardson 0455 050 629**

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TOTAL FLOOR AREA: 37m<sup>2</sup>

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

**Mantra Apartment 521 - 22 View Avenue Surfers Paradise**