







1007&1008/44-52 The Esplanade, Surfers Paradise

Effortlessly Versatile; Dual Key Living on The Esplanade

Situated on the beachfront, this dual key apartment sits on level 10 of a well-maintained complex on The Esplanade. It comprises two individually keyed spaces under one title, which can be used as one larger residence or as two separate apartments. The apartment is in original condition and presents clean and tidy. Both sides get great natural light, and openable windows throughout bring in the sea breeze.

Key 1: Hotel Room
The hotel room is a single open-plan space, with the bed set within the main living area. To the south the outlook covers the ocean, the city skyline and the hinterland. A kitchenette has space for a bar fridge, and storage comes from built-in robes and a linen cupboard. Wood-laminate flooring runs throughout, ceiling fans cool the room, windows throughout, and the bathroom is tiled from floor to ceiling.

Key 2: One-Bedroom Apartment
The one-bedroom apartment faces north-west, capturing ocean outlooks and the afternoon sun. Its oversized living and dining area is tiled and opens onto the balcony. The kitchen is functional, with space to add an oven. The master bedroom is large, with timber-look

2 2 2

FOR SALE
Offers Over $799,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS

Cruz Adams
0447 746 686
cadams@ljhooker.com.au

Simon Tooma
0411 338 048
Stooma@ljhooker.com.au

AGENCY

LJ Hooker Surfers Paradise
(07) 5592 0555

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

flooring, built-in robes and a window. A shower bathroom connects directly to the bedroom and can also be reached from the living area. Ceiling fans are fitted throughout, and there is scope to install air conditioning.

The complex is moments from Cavill Avenue, patrolled beaches, dining and entertainment precinct.

Property Highlights
- Dual key configuration with two individually keyed spaces
- Original condition, clean and tidy, with scope to modernise
- Abundant natural light and openable windows throughout
- Hotel room: large open floor plan, SE views, kitchenette, wood-laminate flooring
- Original bathroom with ocean views

- bedroom
- North-facing, oversized tiled living and dining with balcony access
- Large master bedroom with timber-look flooring and direct bathroom access
- Dual-access bathroom and functional kitchen

Building Highlights
- Large swimming pool, three spas, sauna and steam room
- Gym and games room
- Communal laundry
- Sandbar restaurant below
- Secure onsite parking available through the body corporate
- Steps to the beach and Cavill Avenue

- Car parks are available upon application to building caretaker

For more information or to arrange an inspection, contact:

Cruz Adams | 0447 746 686
Simon Tooma | 0411 338 048

Disclaimer: Every effort has been made to ensure the accuracy of the information in this advertisement. However, we cannot guarantee its accuracy, and prospective purchasers should rely on their own enquiries.
- Denotes approximate measurements.

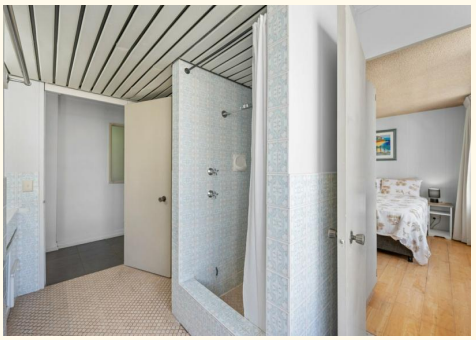
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	FH6HBY
Property Type	Unit
House Size	93 m2
Including	Ensuite
	Intercom
	Pool
	Spa
	Balcony
	Built-in-Robes
	Secure Parking
	Area Views
	Beach Front
	Car Parking - Basement
	Car Parking - Surface
	City Views
	Close to Schools











Cruz Adams 0447 746 686
Sales Associate | cadams@ljhooker.com.au
Simon Tooma 0411 338 048
Head of Sales and Leasing | Stooma@ljhooker.com.au

LJ Hooker Surfers Paradise (07) 5592 0555
Shop 1 & 2, 3131, Surfers Paradise Boulevard, SURFERS PARADISE QLD 4217
surfersparadise.ljhooker.com.au | reception.surfers@ljhooker.com.au

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.



1007 & 1008 Chateau Beachside
52 The Esplanade Surfers Paradise

LJ Hooker
Surfers Paradise

2

2

1

95 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose.
All measurements in metres.

Produced by **Mink Film Co.**

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