



15/9 Holborow Close, Surfers Paradise

2 🏠 1 🚿 1 🚗

Elegant Top-Floor Two Bedroom Residence with River and City Views

FOR SALE
\$750,000

AGENTS

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

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

AGENCY

LJ Hooker Surfers Paradise
(07) 5592 0555

Situated in tightly held complex of only 15 residences, nestled at the end of a cull de sac, this residence is an exceptional opportunity in one of Surfers Paradise's most peaceful enclaves. Positioned atop the building, Unit 15 offers a truly unique aspect, capturing serene river views against a backdrop of the Surfers Paradise Skyline. This elegantly renovated two-bedroom, one bathroom apartment is an exceptional proposition for first homeowners, investors, and downsizers seeking a designer style abode with low body corporates in a convenient location.

Thoughtful in design and immaculately presented, Unit 15 commands effortless living. The modern open-plan layout residence sprawls 82 sqm. The living and dining areas are the heart of the residence bathed in natural light, showcasing designer interiors complemented with hybrid timber flooring, stylish vertical timber feature wall with a mounted smart flat screen television. The living area flows seamlessly onto a private balcony overlooking the waterways and Surfers Paradise surrounding skyline. The contemporary kitchen showcases an integrated fridge, stainless steel oven, touch screen

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**

stove top and modern compact dishwasher. The laundry, hidden in plain sight, maximises space with a stacked front loading washing machine and dryer. The oversized master bedroom features river and skyline views, two large built-in cupboards and ceiling fans. The generous second bedroom rivals the master with large built-in cupboard, ceiling fan and private balcony with river glimpses. The bathroom has had a complete makeover with floor to ceiling tiles, floating wood panelled vanity and large modern shower.

Positioned within a tightly held complex of just 15 residences, 'Kooyong Place' offers a genuine sense of privacy and tranquillity in one of Surfers Paradise's most peaceful enclaves. Nestled at the end of a quiet cul-de-sac on an expansive 1,879sqm block, the building enjoys a serene riverside setting while remaining only moments from the vibrant heart of Surfers Paradise. Residents benefit from the perfect balance of calm and convenience - with the river, golden beaches, and premier dining and entertainment precincts all within easy walking distance.

Apartment Highlights

- Immaculately presented top-floor residence in boutique complex
- Modern open-plan design across 82sqm of light-filled living
- Hybrid timber flooring and VJ timber feature wall with mounted smart TV
- Private balcony with river and skyline views
- Contemporary kitchen with new appliances and integrated fridge
- Concealed functional laundry with washer and dryer and ample storage
- Oversized master bedroom with river views and dual built-in robes
- Second bedroom with balcony access river views and built-in robe
- Renovated bathroom with floor-to-ceiling tiles and designer timber vanity
- Move-in ready

Building Highlights

- Tightly held boutique complex of only 15 residences
- Low body corporate fees
- Located on a generous 1,879sqm block
- Peaceful cul-de-sac position in a sought-after enclave
- Moments to the river, Surfers Paradise dining precincts, and golden beaches

Every element of this apartment has been curated for those who value low-maintenance living without compromise on style or comfort - a true turn-key opportunity ready for immediate enjoyment. Whether you're an owner-occupier seeking a tranquil residence close to the action, a first home buyer seeking a place to call home or an astute investor searching for long-term growth potential, this home offers timeless appeal in a prime riverside location.

For further details or to arrange a private inspection, please contact the team.

Simon Tooma | 0411 338 048

Cruz Adams | 0447 746 686

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

MORE DETAILS

Property ID FAWHBY
Property Type Unit
House Size 82 m2
Including Study
 Air Conditioning
 Balcony
 Dishwasher
 Floorboards
 Built-in-Robes
 Secure Parking
 Area Views
 City Views
 Close to Schools
 Close to Shops
 Close to Transport
 Openable Windows

Simon Tooma 0411 338 048

General Manager | Stooma@ljhooker.com.au

Cruz Adams 0447 746 686

Sales Associate | cadams@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





15/9 Holborow Close Surfers Paradise




LJ Hooker
Surfers Paradise

 2

 1

 1

 82 sqm

Internal: 70 sqm

External: 12 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.**