



48/19 Monte Carlo Avenue, Surfers Paradise

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## North-Facing Cascade Gardens Apartment in Boutique Surfers Paradise Complex

**FOR SALE**  
\$830,000

### AGENTS

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### AGENCY

LJ Hooker Surfers Paradise  
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Positioned within a quiet and tightly held pocket of Surfers Paradise, this spacious two bedroom, two bathroom apartment is set within a boutique complex adjoining Cascade Gardens. This immaculate residence benefits from a well considered open plan layout, north-facing aspect and excellent connectivity to the beach, light rail, local shops, cafes, parklands and Broadbeach dining precinct.

Located on the first floor, the apartment offers a functional open plan living and dining area with air-conditioning, connecting to a private north-facing balcony overlooking the pool and lush gardens. The kitchen is generous in size with excellent storage, while both bedrooms are well proportioned and feature built-in robes and ceiling fans. The master bedroom also includes a renovated private ensuite.

The complex is positioned directly beside Cascade Gardens, offering residents immediate access to open green space, walking tracks and parkland surrounds. Residents also benefit from secure building entry, basement parking, a in-ground swimming pool, heated outdoor spa, BBQ area and well-maintained common areas. The property also

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

includes two secure basement car spaces in tandem configuration, together with a separate large lockable storage area.

#### Property Highlights

- Spacious two (2) bedroom, two (2) bathroom apartment
- First floor position within a boutique complex
- North-facing balcony overlooking pool and gardens
- Open plan living and dining area with air-conditioning
- Generous kitchen with excellent storage
- Master bedroom with renovated private ensuite
- Both bedrooms with built-in robes and ceiling fans
- Practical floorplan with strong renovation potential
- Two secure basement car spaces in tandem configuration
- Separate large lockable storage area

#### Building Highlights

- Boutique residential complex in a highly convenient location
- Secure building and apartment entry
- ground swimming pool with heated outdoor spa
- BBQ area
- Established gardens and maintained common areas
- Secure basement parking
- Rear access to Cascade Gardens parklands
- Short walk to light rail, beach, shops, cafes and dining precincts
- Positioned between Surfers Paradise and Broadbeach

Offering space, position and genuine upside, this is a compelling opportunity to secure an apartment in one of Surfers Paradise's most convenient lifestyle pockets.

For further information or to arrange a private inspection, please contact:

Simon Tooma | 0411 338 048

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#### Disclaimer

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. However, we 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 FEYHBY  
Property Type Unit  
House Size 98 m2  
Including Ensuite  
Air Conditioning  
Pool  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking  
Area Views  
Car Parking - Basement  
Carpeted  
City Views  
Close to Schools  
Close to Shops

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### LJ Hooker Surfers Paradise (07) 5592 0555

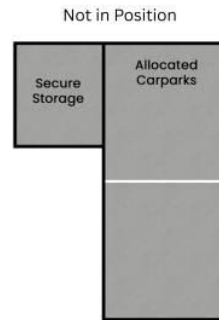
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98 sqm

Internal: 80 sqm

External: 18 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.

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