



## Surfers Paradise, 1/12 Markwell Avenue

SOLD by Maxwell Hooper

This is a rare opportunity to own a piece of prime real estate in the globally renowned Surfers Paradise at an unbeatable price! Perfect for investors or first-home buyers looking to enter the market and add value.

Beyond its remarkable beachside location, this property is primed for future development or redevelopment. It's near the beach, a lively local area hints at promising possibilities for your investment portfolio.

Check out what this property has to offer:

- \* Built-in Robe
- \* Open design Lounge Room & Kitchen
- \* Aspect: Ground floor, Sunny North-facing
- \* Off-Street Parking
- \* Walking Distance to Beach, Shops, and Restaurants



**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**

\$449,000 - \$489,000

**View**

[ljhooker.com.au/5FYHF41](http://ljhooker.com.au/5FYHF41)

**Contact**

**Maxwell Hooper**

0401 373 369

[mhooper@ljhgc.com.au](mailto:mhooper@ljhgc.com.au)

**LJ Hooker Nerang**  
(07) 5581 4422



- \* Distance to beach: 125m

Property Details Approx.:

- \* Body Corp Fees: \$78.00 Per Week
- \* Rental Estimate: \$430.00-\$450.00 Per Week
- \* Rates: \$1501.00 Biannually
- \* Unimproved Capital Value: \$1,650,000 (Land)

This ground floor gem at is a hot ticket for investors looking to make waves. Don't miss your chance to seize this rare opportunity.

Got questions or want to see it in person?

Contact Maxwell Hooper at 0401 373 369.

## More About this Property

Property ID	5FYHF41
Property Type	Unit
House Size	41 m²

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