



Surfers Paradise, 1/22 Wharf Road

Beachside Bliss: Ground Floor Apartment just 3 Minutes from the Beach!

Don't miss this opportunity to embrace the ultimate coastal lifestyle with this beachside retreat.

Beautifully updated, this 2 bedroom apartment is in a prime location in Surfers Paradise - Nestled in the boutique complex of 12 apartments called 'Concepcion'.

This ground floor gem offers unparalleled convenience with a mere 3-minute stroll to the sandy shores.

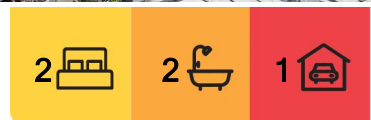
Currently on a periodic lease, perfect for investors or also ideal if you're looking for a little bit of paradise for yourself!

Features include:

* Two Bedrooms: Master with ensuite, built-in robes & private balcony .



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
\$649,000-\$689,000

View
ljhooker.com.au/5FR8F41

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- * Two Bathrooms: Enjoy the luxury of two bathrooms, including an ensuite, ensuring comfort and convenience for all occupants.
- * Front Balcony Oasis: Unwind amidst lush greenery on the front balcony, an idyllic spot to savor a refreshing drink and soak in the coastal ambiance after a day at the beach.
- * Separate Laundry: Keep things tidy with a dedicated laundry space, perfect for managing sandy towels and beachwear.
- * Tranquil Master Bedroom Balcony: Retreat to the peace and quiet of the master bedroom balcony, offering a serene space to relax and recharge.
- * Stylish Kitchen & Open Plan Living: Embrace modern living with a stylish kitchen seamlessly integrated into an open plan living and lounge area, ideal for entertaining or quiet evenings in.
- * Entrance Cove: Perfect for privacy & hiding outerwear.
- * Secure Underground Parking: Enjoy the convenience and security of underground parking, complete with a private lockable garage door for added peace of mind.
- * Resort-style Amenities: Dive into relaxation with access to a sparkling pool nestled amongst leafy grounds within the complex, providing a resort-like experience just steps a hop & a skip from your door...

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- * Current Rent: \$550pw
- * New Rental Appraisal: \$690 - \$740pw
- * Bodycorp Fees: Approx. \$118pw
- * Council Rates: Approx. \$1,420 Bi-annually
- * Water Rates: Approx. \$ 320 pq



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More About this Property

Property ID	5FR8F41
Property Type	Unit
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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1/22 WHARF ROAD, SURFERS PARADISE

 2  2  1

Internal: 74m² | External: 12m² | Garage: 18m² | Total: 104m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

