



18/199 Surf Parade, Surfers Paradise

1 1 1

## Tranquil 1-Bedroom Apartment Just Minutes from the Beach

**FOR SALE**  
Offers over \$569,000

### AGENTS

Ben Latimer  
0402 921 314  
blatimer.southport@ljhooker.com.au

Alex McCormack  
0411 510 099  
amccormack.southport@ljhooker.com.au

### AGENCY

LJ Hooker Southport  
(07) 5591 5222

Embrace the relaxed beach lifestyle with this charming 1-bedroom, 1-bathroom apartment, nestled just minutes from the iconic beaches of Surfers Paradise and Broadbeach. Positioned in a small, secure boutique complex, this apartment is perfect for those seeking a tranquil escape close to all the action the Gold Coast has to offer.

The apartment features a spacious open-plan living area that flows out to a private balcony, where you can unwind and enjoy views of lush greenery. Whether you're sipping your morning coffee or soaking up the peaceful surroundings, this serene spot will quickly become your favorite retreat.

#### Property Highlights:

- 1 bedroom, 1 bathroom
- Private balcony overlooking lush greenery, perfect for relaxing
- " Light-filled living area with air-conditioning
- " Partially furnished —includes key appliances (fridge, washing machine, lounge suite)
- Secure complex with intercom and designated car space
- Outdoor pool and BBQ area for entertaining or unwinding.

#### Key Financial Information:

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.



- Council Rates - \$5,207.68 per year approx
- Water Rates - \$1,220 per year approx
- Rental Estimate - \$550 - \$620 per week approx
- Body Corporate of \$114.77 per week approx

Only a short walk to the beach, cafes, shops, and the light rail, you'll have everything at your doorstep. Whether you're after a beachside home or a low-maintenance investment 199 Surf Parade has it all. To book your inspection call Ben on 0402 921 314

## MORE DETAILS

Property ID	10CDF4K
Property Type	Unit
Including	Air Conditioning Intercom Pool Balcony Dishwasher Built-in-Robes Secure Parking

### Ben Latimer 0402 921 314

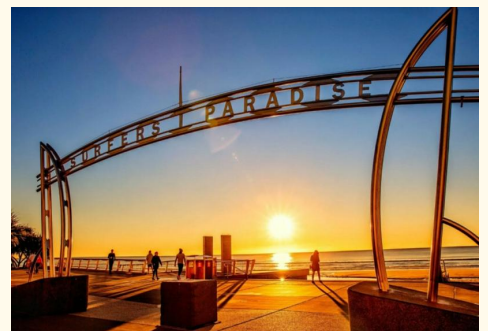
Director/Sales Consultant | [blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

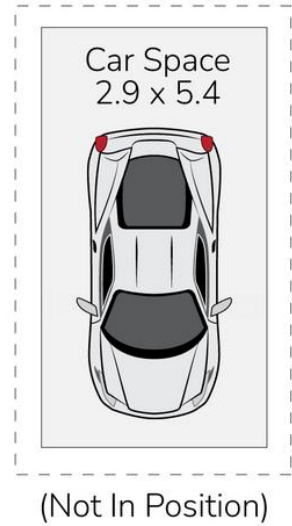
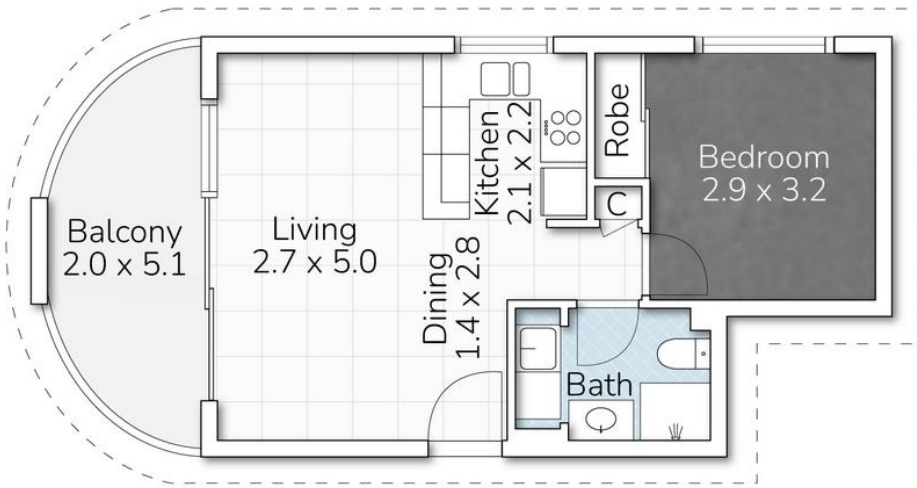
### Alex McCormack 0411 510 099

Principal/Licensee | [amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

### LJ Hooker Southport (07) 5591 5222

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street,  
SOUTHPORT QLD 4215  
[southport.ljhooker.com.au](http://southport.ljhooker.com.au) | [southport@ljhooker.com.au](mailto:southport@ljhooker.com.au)





18/199 SURF PARADE, SURFERS PARADISE

 1 Bed
  1 Bath
  1 Car
 

Internal 47m<sup>2</sup> | Externals 16m<sup>2</sup> | Total 63m<sup>2</sup>

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

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