







3/40 Ferny Avenue, Surfers Paradise

Riverfront Resort Living in the Heart of Surfers Paradise

Welcome to Waterways, one of the best-managed residential buildings on the Gold Coast, set on the banks of the Nerang River. This renovated two-bedroom, two-bathroom apartment combines resort-style living with a central location: the beach is just two blocks away and the tram is only one block from your door.

A practical coat and shoe room greets you on entry. Beyond it, the open-plan living, dining and kitchen area is light-filled, with new carpet throughout. The living area opens onto a spacious north-facing balcony overlooking the beautifully manicured grounds, the perfect spot for morning coffee or relaxing at the end of the day.

Two bedrooms and two bathrooms give everyone their own space, and an internal laundry and a secure car space add everyday convenience.

Step down from the apartment straight into the back yard, where a riverfront BBQ area and boat pontoon are waiting. Waterways' resort-style facilities include a pool and gym, surrounded by manicured gardens and established trees, so it feels like a peaceful riverside retreat in the middle of the city.

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FOR SALE
Offers Over $900,000

VIEW
By Appointment

AGENTS

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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

Everything Surfers Paradise has to offer is right on your doorstep: the beach two blocks away, the tram one block away, and a bus stop just 50 metres from the building. Whether you're looking for a home, a holiday base or a quality investment, this apartment ticks every box.

Features:

- Low Body Corporate with healthy sinking fund
- Two bedrooms, two bathrooms, one secure car space
- Renovated, with new carpet throughout
- Coat and shoe room on entry
- Open-plan living, dining and kitchen
- Spacious north-facing balcony overlooking manicured grounds
- Internal laundry
- Direct step access to the back yard, BBQ area and boat pontoon on the Nerang River
- Resort-style facilities: riverfront BBQ area, pool and gym
- Manicured gardens and established trees
- One of the best-managed residential buildings on the Coast
- Two blocks to the beach, one block to the tram, 50m to the bus

Contact Ben on 0402 921 314 for more information or to arrange an inspection.

Disclaimer: In preparing this information, we have used our best endeavours to ensure its accuracy. Prospective buyers should make their own enquiries to verify all details, measurements, features and inclusions. LJ Hooker Southport accepts no responsibility for any errors or omissions.

MORE DETAILS

Property ID	110JF4K
Property Type	Unit
House Size	112 m2
Including	Air Conditioning Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking







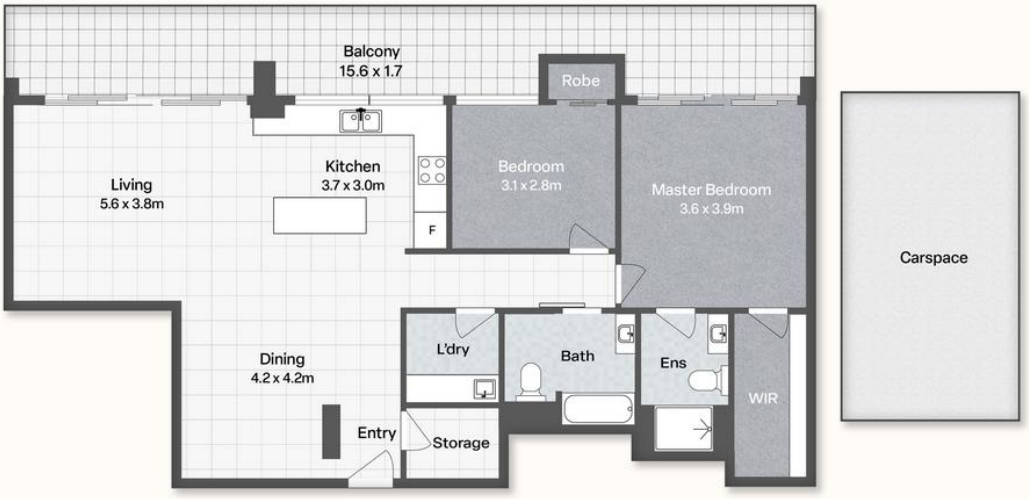




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LJ Hooker
Southport

3/40 FERNY AVENUE
SURFERS PARADISE

2 2 1

INTERNAL	105m²
BALCONY	25m²
TOTAL	130m²

Ben Latimer
0402 921 314

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.
visualmotion.com.au

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