



36/3458 Main Beach Parade, Surfers Paradise

Flexible dual-key apartment: 2 beds + ocean views + \$1,050/wk return

Seconds from the sand and surf, this north-facing Surfers Paradise apartment combines a highly versatile dual-key layout with ocean views, 2 private balconies and an impressive combined rental return of \$1,050 per week. Add new hybrid flooring, secure parking and a long list of resort-style resident facilities, and there's plenty here to tempt both investors and beach-loving buyers.

Highlights:

- Flexible dual-key layout with 2 separate bed/living zones, 2 bathrooms and individual entries
- North-facing position with ocean views + a private balcony off each living space
- New hybrid flooring, BIRs, kitchenette facilities and a secure car space
- Currently returning a combined \$1,050/week for immediate investment appeal
- Complex pool, tennis court, gym, steam room and sauna + seconds to the beach and a short stroll to Surfers Paradise attractions

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FOR SALE

Best Offers Over \$649k - \$1050/wk return

VIEW

By Appointment

AGENTS

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AGENCY

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Behind 2 separate entry doors are 2 self-contained bed/living zones, each with its own bathroom, kitchenette facilities, built-in storage and balcony. For investors, that means excellent flexibility and a strong combined rental return; for future owner-occupiers, it opens up some handy options for extended family, older children or guests.

Both sides offer a generously proportioned bed/living area, giving you plenty of room to arrange sleeping, lounging and dining zones as required. Fresh new hybrid flooring keeps upkeep to a minimum, while ceiling fans help circulate the sea breezes that come with this cracking coastal position.

Then there are the balconies. Both living spaces open directly outside, with the elevated north-facing outlook taking in the surrounding skyline and ocean beyond. Morning coffee tastes a little better with the Pacific in sight, and with the beach only seconds away, getting your toes into the sand requires very little planning indeed.

When you're not at the beach, there's plenty to keep you occupied without leaving the complex. Residents have access to an inground swimming pool, tennis court, gym, steam room and sauna, giving you the option to exercise, cool off or unwind almost whenever the mood strikes.

Competing with the dual-key versatility for top credential status is this apartment's location. Main Beach Parade puts you within easy reach of the dining, cafes, shopping, nightlife and entertainment that make Surfers Paradise one of the Gold Coast's best-known destinations, while the beachfront itself is virtually on your doorstep.

And when you do need the car, there's a secure space waiting for it. Otherwise, with so much within walking distance, you may find your precious wheels spending a lot more time parked than usual!

This is the complete coastal package: ocean views, dual-key flexibility, excellent resident facilities and a strong rental return, all seconds from the beach.

Contact Bailey Atherton or Karl Gillespie for more information or to arrange your inspection.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B5BNF4R
Property Type	Unit
Land Area	89 m2
Including	Air Conditioning
	Pool
	Tennis Court
	Balcony

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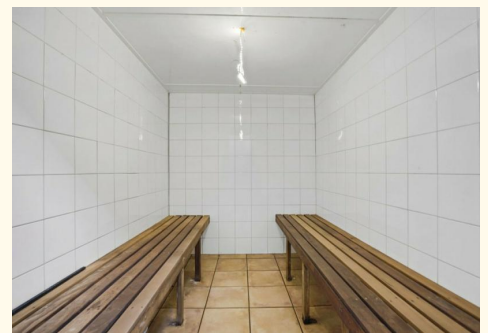
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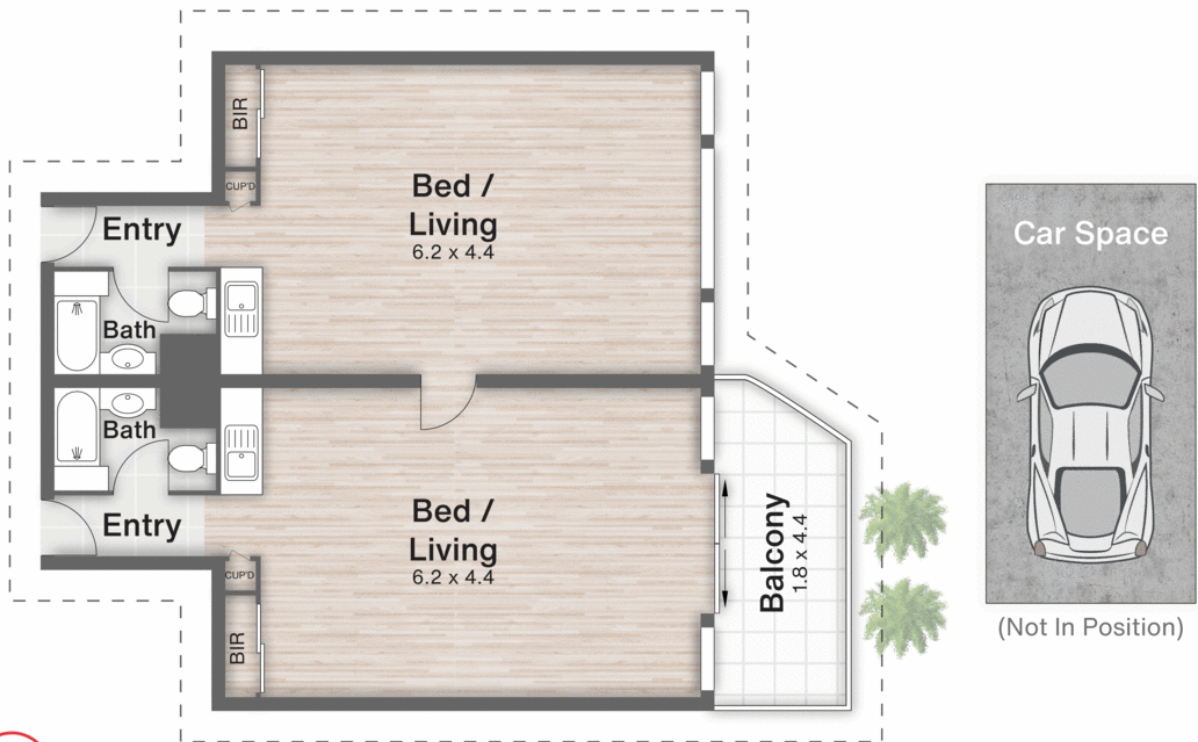
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3458 Main Beach Parade **SURFERS PARADISE**

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LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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