






5/16 Leonard Avenue, Surfers Paradise

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SOLD by Eileen Chen and Benjamin Waite

FOR SALE

UNDER CONTRACT- CALL EILEEN & BEN

Successfully marketed and sold by Eileen Chen and Benjamin Waite-Eagleby Specialists of LJ Hooker.

AGENTS

Eileen Chen
0452 352 547
eileen.chen@ljhbeenleigh.com.au

Campaign Snapshot:

- Method of Sale: Private Treaty
- Inspection Attendees: 17
- Enquiries: 58
- Written Offers: 9
- Sold after first open home

Benjamin Waite
0431 265 700
benjamin.waite@ljhbeenleigh.com.au

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present 5/16 Leonard Avenue Surfers Paradise. Perfectly positioned in the heart of Surfers Paradise, this charming apartment offers the ultimate blend of relaxed coastal living and unbeatable convenience. Whether you're a downsizer seeking a low-maintenance lifestyle, a first home buyer ready to step into the market, or an investor looking for a prime location, this property delivers in spades. Enjoy open-plan living, a breezy balcony perfect for your morning coffee, and the luxury of being just a short stroll from the beach, Cavill Avenue, and vibrant local markets. From watching fireworks light up the skyline to enjoying the buzz of the Gold Coast's most iconic

AGENCY

LJ Hooker Beenleigh
(07) 3807 7900

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 **LJ Hooker**

precinct, this is lifestyle living at its finest.

Property Features:

- Spacious 1 bedroom complete with a built-in robe for convenient storage
- 1 well-appointed bathroom designed for comfort and functionality
- 1 carport
- Open plan living and dining area creating a bright and welcoming atmosphere
- Split system air conditioning and ceiling fans for year-round climate control
- Functional kitchen with ample storage space for everyday living
- Private porch/balcony - perfect for your morning coffee or relaxing in the evening
- Watch spectacular fireworks displays and plane shows from the comfort of your balcony
- Small boutique complex offering a more peaceful and community-focused environment

Set within a small boutique complex, this property offers a more private, community-style feel compared to larger high-density buildings - an attractive feature for both owner-occupiers and quality tenants alike.

Location:

- Short walk to Surfers Paradise Beach and Cavill Avenue for world-class dining, shopping and entertainment
- Walking distance to the gold coast tram line! Perfect for quick and easy public transport access
- Walking distance to the famous Beachfront Markets, offering local crafts, food and entertainment
- Close to major lifestyle destinations including HOTA (Home of the Arts), Australia Fair, Broadwater Parklands, Isle of Capri and Chevron Island
- Conveniently located near the new Music Hall currently under construction, adding even more vibrancy to the precinct

Investment Figures:

- Rental Appraisal: \$550- \$560 approx. per week
- Low body corporate fees, approx \$45/week
- Ideal for: Downsizers, first-home buyers, or investors seeking a high-demand coastal location
- Long-term outlook: Situated on a sizeable, level block amongst Surfers Paradise's prestigious waterfront residences, the property also offers an appealing long-term outlook. Should redevelopment opportunities arise in the future, any developer would need to secure the entire complex of six owners, creating potential for a collective buy-out scenario. It's the kind of opportunity investors value - solid holding in a blue-chip location with future potential upside.

Why Surfers Paradise?

Surfers Paradise continues to be one of the Gold Coast's most iconic and desirable places to live. With golden beaches just moments away, world-class dining, entertainment, shopping, and cultural attractions all within walking distance, the lifestyle on offer is truly second to none. Residents enjoy easy access to HOTA's cultural precinct, scenic parklands along the Broadwater, and convenient transport connections across the Gold Coast. Whether you're soaking up the vibrant atmosphere of Cavill Avenue, exploring local markets, or enjoying a peaceful morning walk along the beach, Surfers Paradise offers the perfect blend of excitement and relaxed coastal charm.

Opportunities like this - affordable, low-maintenance, boutique living in a blue-chip location - don't last long. Contact Eileen and Ben today.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

MORE DETAILS

Property ID 1XEQGRF
Property Type Unit
House Size 45 m2

Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |
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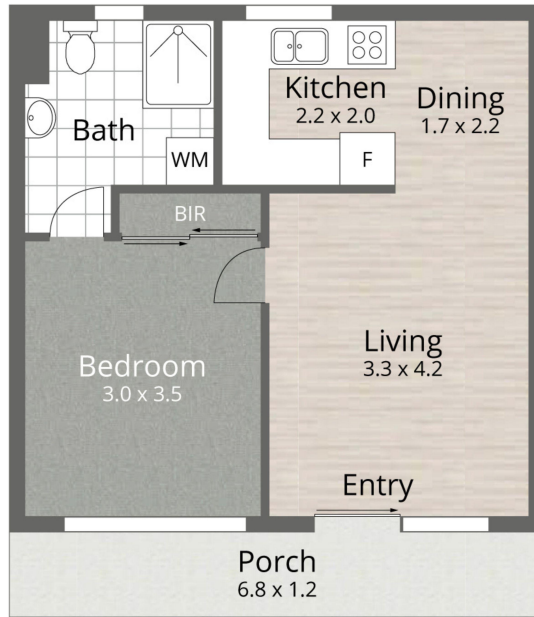
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5/16 LEONARD AVENUE, SURFERS PARADISE



46 m²
Internal
7 m²
External

53 m²
Total

EILEEN CHEN - 0452 352 547
BENJAMIN WAITE - 0431 265 700

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.