

907/9 Hamilton Avenue, Surfers Paradise, Qld 4217



Apartment For Sale

Thursday, 9 January 2025

907/9 Hamilton Avenue, Surfers Paradise, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Apartment



Crown Elite
0755926226

Asking \$670,000

Discover luxurious living in the heart of Surfers Paradise with this pristine 1-bedroom, 1-bathroom apartment in the world-renowned Q1 Resort & Spa. Situated on the 9th floor, this meticulously maintained residence has been owner-occupied for the past 7 years and boasts immaculate condition throughout. Recently upgraded for your comfort, the apartment features brand new plush carpeting, a state-of-the-art air conditioning unit, and modern bedroom finishes, including stylish curtains for added privacy and ambiance. The location is second to none. Step outside and find yourself just a 1-minute stroll from the golden sands of Surfers Paradise Beach. Indulge in the vibrant culinary scene with a variety of exceptional restaurants at your doorstep. For effortless commuting, the tram stop is conveniently located right outside the resort. As part of the Q1 community, you'll enjoy exclusive access to world-class amenities, including pools, a gym, spa facilities, and breathtaking observation decks. Whether you're looking for a permanent residence, a holiday retreat, or a savvy investment, this apartment offers an unparalleled lifestyle in an iconic location.

Location:- 90 metre walk to the beach-5 minute walk to Woolies & Coles-2 minute walk to restaurant and bars-10 minute walk to Via Roma on Isle of Capri-2 minute walk to tram stop

Features & Facilities of the Q1 Building:- 24-hour Concierge-Residents Club and Function Rooms-In-house Cinema-Three Swimming Pools-Indoor 25m Heated Pool-Indoor Spa-Indoor Steam Rooms-Indoor Saunas-Gym-Arcade

Current Tenancy: Owner Occupied
Holiday Let Rental Returns: Approx. Approx. \$40,000 p.a.
Body Corporate / Strata Fees: Approx. \$15,000 p.a.
Council & Water Rates: Approx. \$4,000 p.a.

Please feel free to contact me anytime, if you wish to inspect the property or would like more information.

Disclaimer: We have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions.