

1115/2633 Gold Coast Highway, Broadbeach, Qld 4218

Unit For Sale

Friday, 10 January 2025

1115/2633 Gold Coast Highway, Broadbeach, Qld 4218

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Josie Ross



Guy Powell
0413030851

Offers over \$650,000

Start your day with beautiful ocean views and enjoy a relaxed carefree lifestyle where the sand and surf is only footsteps away. This immaculately presented one bedroom, one bathroom residence positioned within a short stroll to all that Broadbeach has to offer, is your gateway to an unparalleled lifestyle, convenience and endless seaside adventures. The apartment captures an abundance of natural light and ocean sea breezes. Relax in air-conditioned generous open plan living and dining spaces that flow seamlessly to your private East facing balcony which captures sensational ocean views, providing the perfect space to unwind of an afternoon. A renovated kitchen forms the heart of the home with plenty of bench space, quality electric appliances, dishwasher and an abundance of storage. Wake of a morning to beautiful ocean sunrises in the spacious bedroom with floor to ceiling windows that further capture ocean vistas. Bedroom also with mirrored built-in robes. Large, renovated bathroom and European style laundry. Secure basement parking. Perfectly positioned less than 400m from world class beaches and Broadbeach's award-winning popular shopping and dining precinct, all you need is conveniently located at your fingertips. Bel Air's extensive resort amenities further elevate your lifestyle. Dive into the expansive outdoor pool, rejuvenate in the indoor heated pool, or relax in the spa and sauna. Stay active with a well-equipped gym and enjoy two BBQ areas and lush landscaped gardens. With the beloved family-owned Little Beach Cafe on-site, enjoy the area's best barista made coffee and gourmet treats without stepping far from home.

Property Features:

- Renovated one bedroom, one-bathroom beachside apartment
- Enjoy sensational ocean views from multiple areas of the apartment
- Open plan living and dining
- East facing private covered balcony with sea breezes and ocean views
- Modern kitchen with electric cooking, breakfast bench, dishwasher, plenty of bench space and storage
- Split system air-conditioning
- Oversized bedroom with floor to ceiling windows capturing ocean views, mirrored built-in robes
- Large, renovated bathroom
- Separate European style laundry
- Secure basement parking
- Gated complex with onsite management
- Entire complex recently repainted
- Pet friendly
- Resort style facilities including indoor and outdoor heated pools, spa, sauna, gymnasium, BBQ areas, outdoor lounges, communal storage cage, bike storage and an on-site cafe

Property Specifics:

- Council Rates: \$1,138.90* per half year
- Water Rates: \$344.06* per quarter
- Rental Appraisal: Estimated rental income of \$600 - \$650* per week
- Body Corporate: \$123* ^ per week

*Approx. ^ A discount of 20% has been applied to this amount if paid by the due date

Disclaimer: We have in preparing this information 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.