



Re-live and share your viewing experience in HD

Visit: www.BeachesApartment.com.au



Absolute beachfront, Absolutely fabulous...



3 

2.5 

2 



162m²

Absolute Beachfront!

ABSOLUTELY FABULOUS ...

Absolute beachfront – First time offered to market!

This entire full-floor apartment could be a sanctuary unto itself or an entertainer's paradise... It's your choice!

'Beaches' is widely regarded as one of the finest buildings on the Gold Coast.

A 'residents only' building, there are few that are better managed, better kept or better Positioned.

Situated between Broadbeach and Surfers Paradise you will enjoy the GC lifestyle with unparalleled convenience.

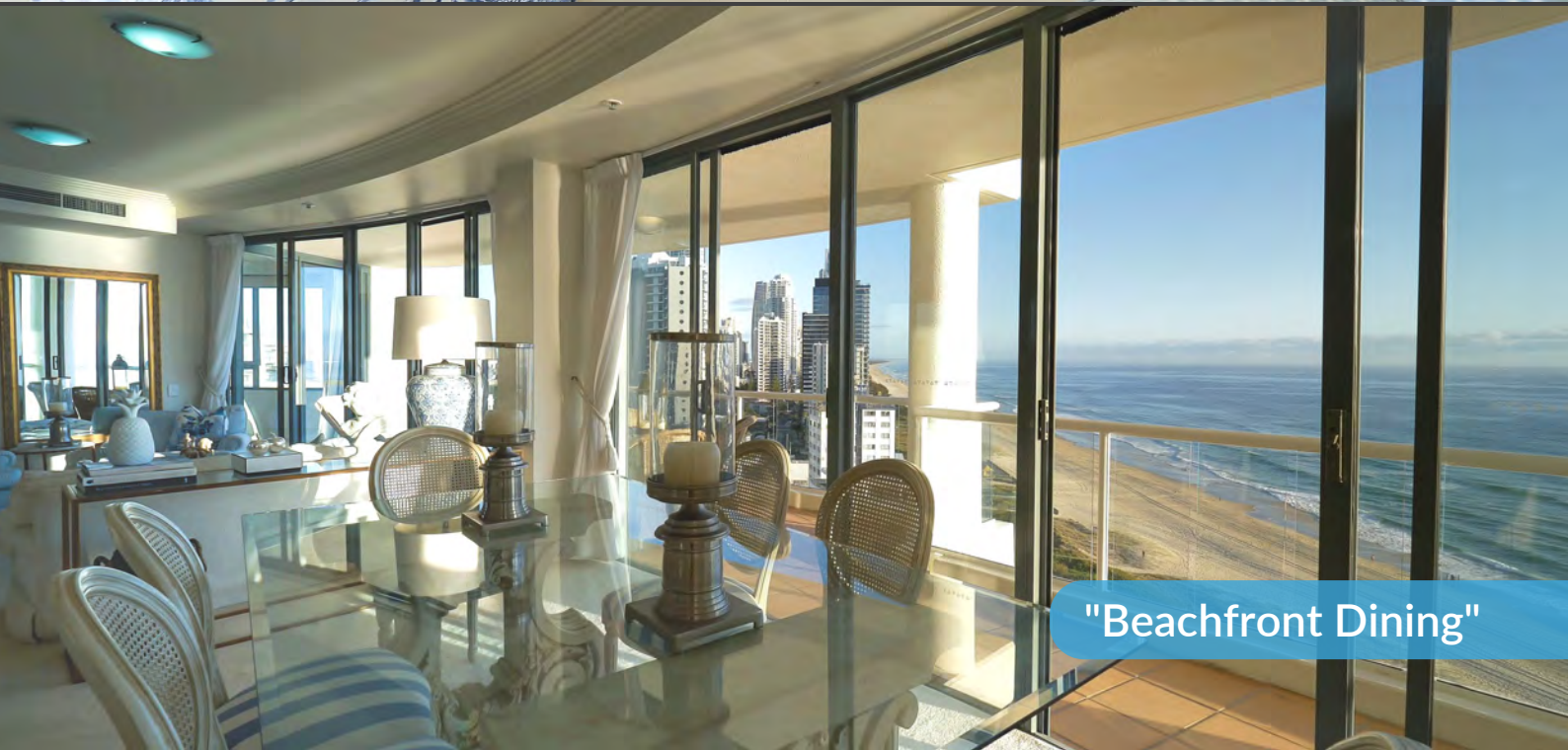
Fall to sleep with the sounds of rolling waves. Wake up to a Perfect North East Aspect, and the energising rays of the morning sun and the fresh, clean Pacific Ocean breezes.

The overall allure of this standout apartment is self-evident, as is its comfort and convenience. With firm and fixed instructions to sell, this is your opportunity to live the life you have earned.

View as advertised or by appointment
Auction: On site | Sunday Jan 31st at 12:00pm



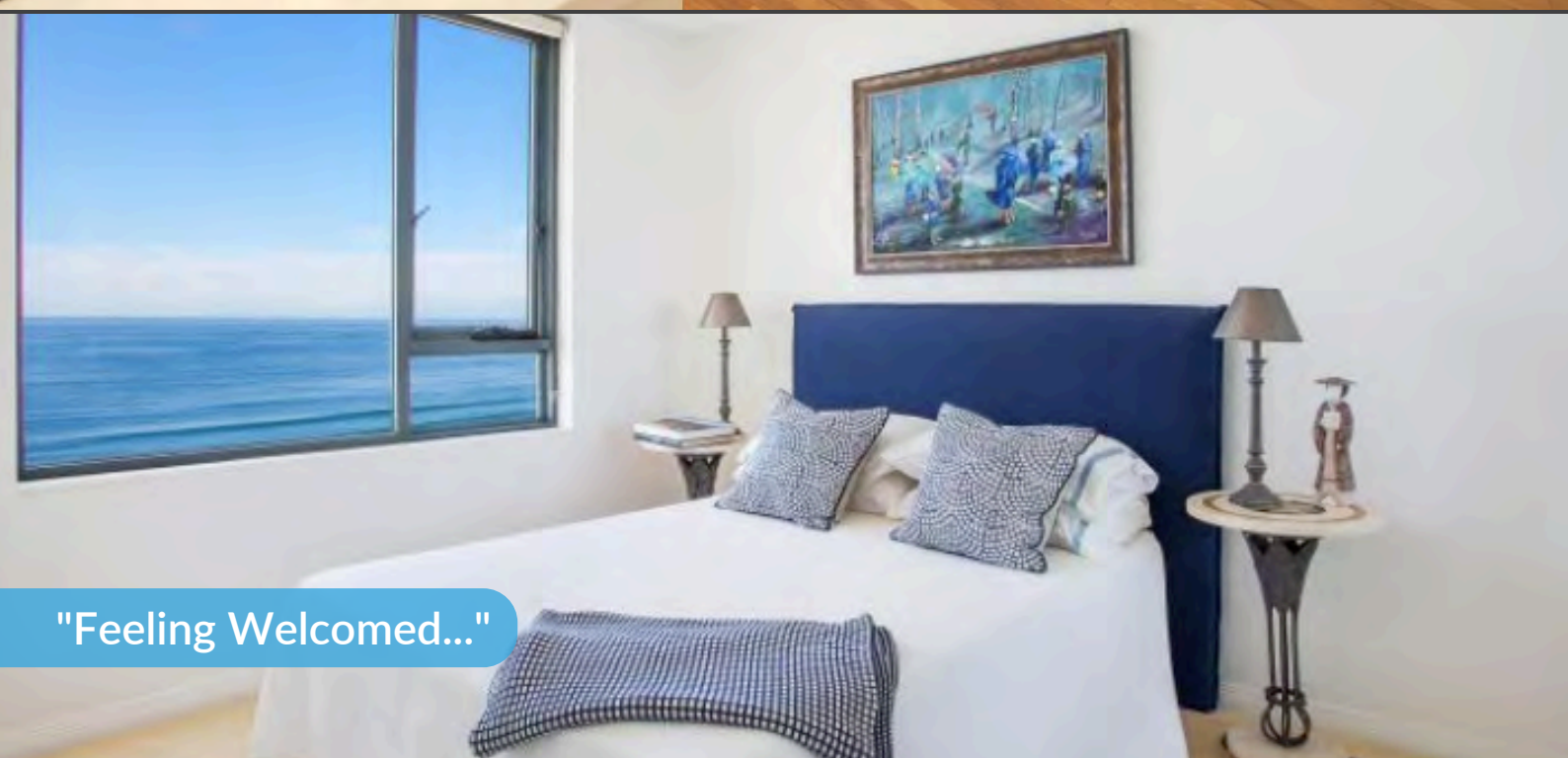
"Relax and Unwind"



"Beachfront Dining"



"Energised & Inspired"



"Feeling Welcomed..."



"Your Tropical Oasis..."

"Perfectly Positioned"





Property Specifications

- First time offered to market since new
- Absolute Beachfront
- Entire Full-Floor Apartment
- Stunning North East Aspect
- Views from Mt Warning to Stradbroke Is
- Perfectly Positioned
- Walk to Broadbeach and Surfers Paradise
- Landmark Building
- Full-time Building Managers
- Security Entry & Direct Lift Access
- 3 bedrooms 2.5 Bathrooms
- Functional Flow
- Separate Living Areas
- Bright and Open
- A residents only building providing an ideal lifestyle for those seeking the ultimate haven
- High Ceilings
- Side by Side Double Parking
- Ample Storage
- 8 Mins to Pacific Fair Shopping Centre, 7 Mins to The Star Casino and only 30 Mins to Coolangatta Airport
- Gym and BBQ Facilities
- Wet-edge Pool fronting the dunes

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Seller's Insights

Waking up in this apartment is a true Blessing. The morning sun immediately puts you in a good mood and the Pacific Ocean seems to inspire you to enjoy life!

This is one of the best managed buildings on the Gold Coast. The beautiful grounds are always clean and present beautifully. Amongst the owners there is a great sense of pride.

Entertaining is a breeze here; you can host intimate dinner parties or entertain all your friends and family. The apartment flows really well and the sense of space and privacy is a real advantage.

Market Analysis

40/173 Old Burleigh Road Broadbeach

Price: \$1,850,000
Traded: 24 Feb, 2020
Size: 113m2
3 bed, 2 bath, 2 car



47/40-42 Riverview Parade Surfers Paradise

Price: \$2,000,000
Traded: 29 April, 2020
Size: 162m2
3 bed, 2 bath, 2 car



6301/4-14 The Esplanade Surfers Paradise

Price: \$2,400,000
Traded: 26 July, 2019
Size: 251m2
3 bed, 2 bath, 2 car



1801/3 Northcliffe Terrace Surfers Paradise

Price: \$2,500,000
Traded: 27 Sep, 2019
Size: 241m2
3 bed, 2 bath, 2 car

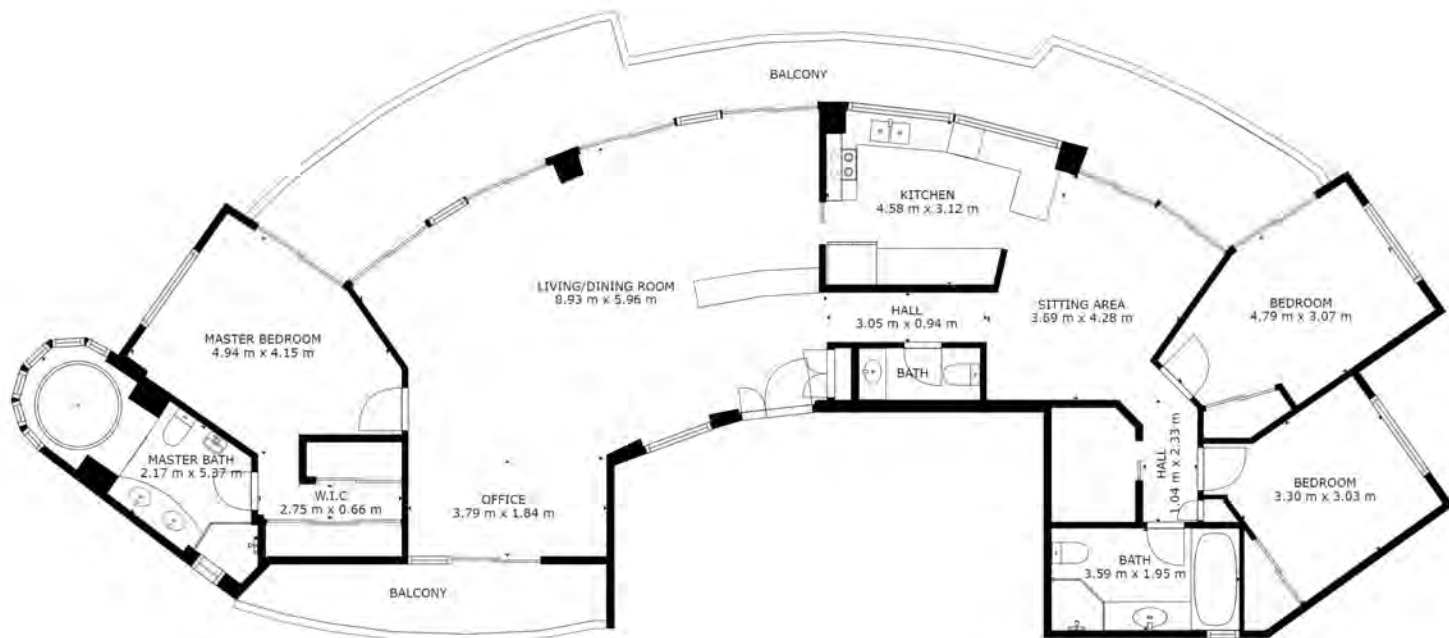


94/177 Old Burleigh Road Broadbeach

Price: \$2,180,000
Traded: 9 July, 2020
Size: 113m2
3 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



GROSS INTERNAL AREA
FLOOR 1: 158 m², EXCLUDED AREAS:
BALCONY: 35 m²
TOTAL: 158 m²



"Live the life you have earned"

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Suburb Profile

Surfers Paradise has been at the centre of major development over the past 30 years and as such has acquired a reputation for being the heart of the Gold Coast. With this reputation comes great expectation and both locals and visitors agree that life on one of the most famous beaches in Australia offers coastal living at varying paces.

Surfers Paradise has a diverse population of approximately 20,000 people, consisting of families, couples and retirees. This number grows significantly during peak holiday seasons, providing a vibrant employment hub for residents. With limited development opportunities remaining, continuing demand for centrally located properties, increase interstate migration and ongoing upgrades to the Surfers Paradise retail and entertainment precincts, the future residential investment in this area looks positive.

Conveniently located just minutes to the Gold Coast Turf Club, Pacific Fair Shopping Centre, Theme Parks, Cavill Avenue and the Gold Coast's world-famous beaches, properties in Surfers Paradise are well positioned and as such, highly sought after.

With upgrades to the boardwalk and local dining precincts now complete, there has never been a better time to enjoy the bright lights of Surfers Paradise. Well-positioned for families and couples looking to enjoy the coastal lifestyle, Surfers Paradise offers Gold Coast living at its best.





M-MOTION

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