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Iconic building, Iconic location...



94m2

# ICONIC BUILDING

## ICONIC LOCATION

This iconic building in the centre of Surfers Paradise is everything you are looking for in luxury living.

This apartment has the best facilities on the Gold Coast!!

A Residential club room, large cinema, 3 pools (2 outdoor, 1 indoor) a recreational area with a Kids playground and arcade.

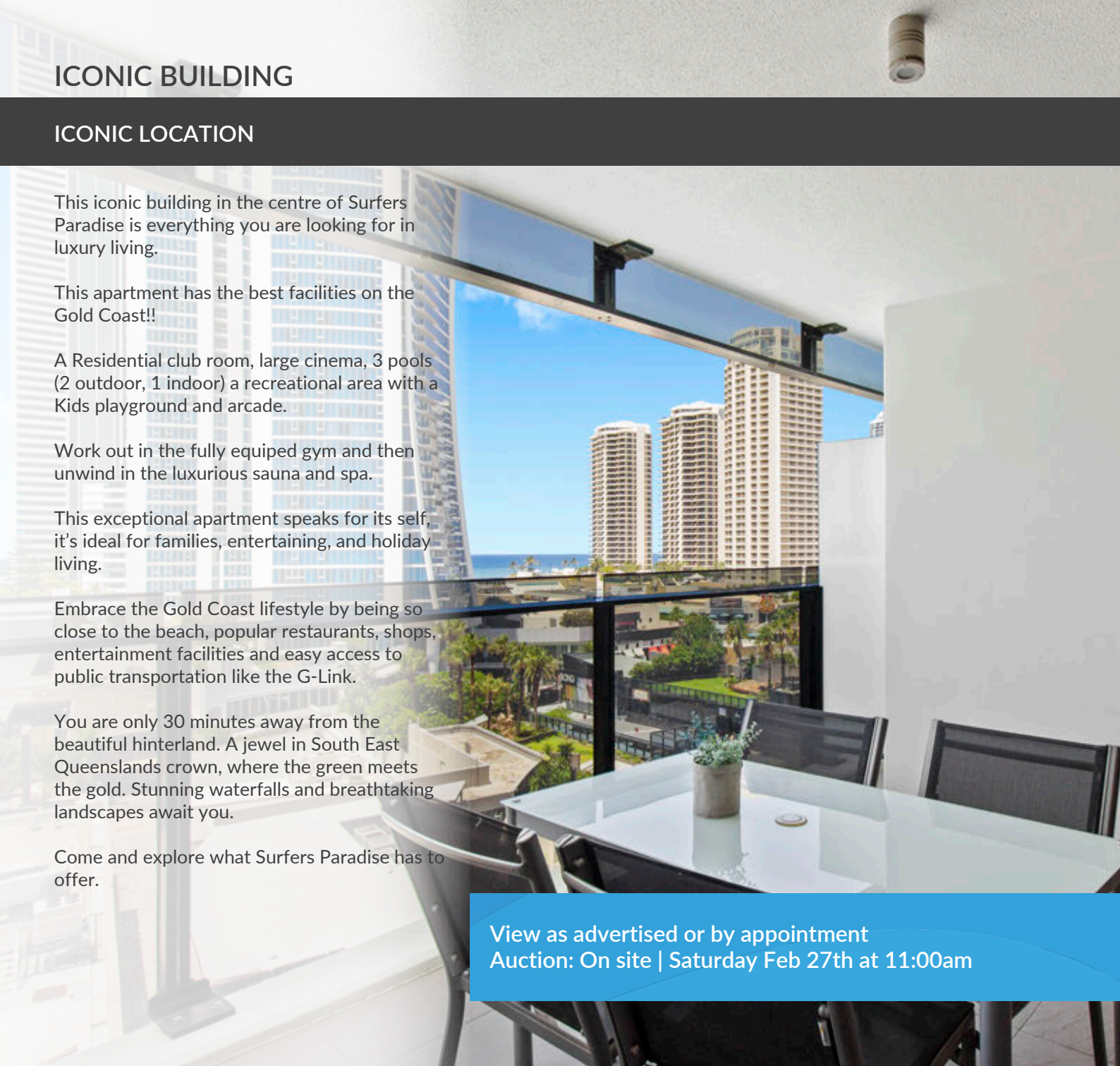
Work out in the fully equipped gym and then unwind in the luxurious sauna and spa.

This exceptional apartment speaks for its self, it's ideal for families, entertaining, and holiday living.

Embrace the Gold Coast lifestyle by being so close to the beach, popular restaurants, shops, entertainment facilities and easy access to public transportation like the G-Link.

You are only 30 minutes away from the beautiful hinterland. A jewel in South East Queensland's crown, where the green meets the gold. Stunning waterfalls and breathtaking landscapes await you.

Come and explore what Surfers Paradise has to offer.



View as advertised or by appointment  
Auction: On site | Saturday Feb 27th at 11:00am

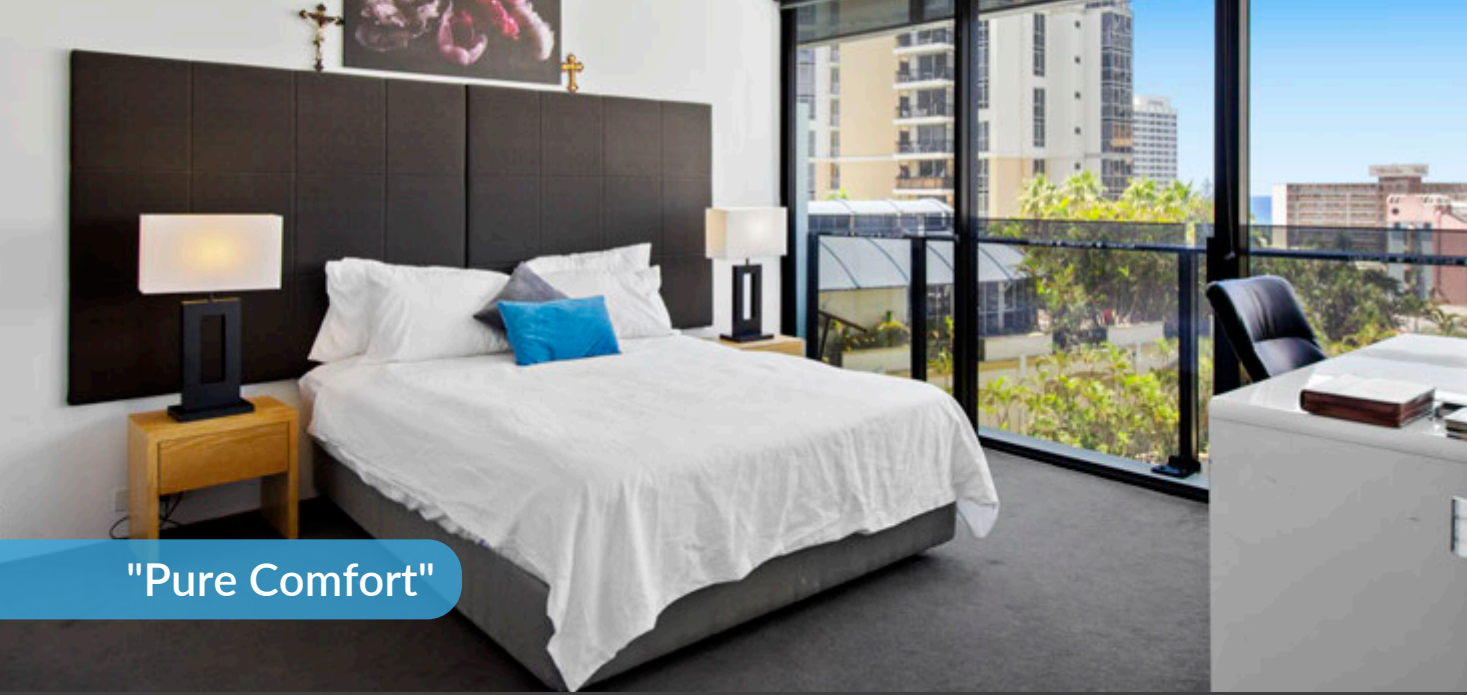




"Perfect Position"



"Bright & Spacious"



"Pure Comfort"



"Coastal Luxury"







"Perfection"

"Iconic Location"







## Property Specifications

- Perfectly Positioned
- Beach Lifestyle
- Iconic Landmark Building
- Bright and Open
- Aircon
- 2 Minutes to Surfers Paradise Beach
- G-Link Tram On Your Doorstep
- Walk to Broadbeach and Surfers Paradise
- Unrivalled Facilities
- Sauna and Spa
- East Facing Ocean View
- Resort lifestyle
- 3 Minutes to The Q1 Building
- High floor
- Popular Dining Restaurants and Supermarket Below building
- 12 Seater Private Theater/Cinema
- Heated Olympic Size Pool
- Ample Storage
- 10 mins to Pacific Fair Shopping Centre, 9 Mins to The Star Casino and 30 Mins to Coolangatta Airport
- Gym and BBQ Facilities
- 3 Swimming Pools

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## Seller's Insights

The old adage 'location, location, location' could have been coined for this very building. Towering over the famous Gold Coast skyline - Circle on Cavill is in a perfect position within the heart of the city.

A Residential club room, a large cinema, 3 pools, a recreational area with a kids playground and arcade are amongst the stand outs in this building.

The best facilities on the Gold Coast. A fully equipped gym and luxurious sauna and spa await you.



# Market Analysis

2214/9 Ferny Avenue Surfers Paradise, QLD,

Price: \$400,000  
Traded: 28 July 2020  
Size: 93m2  
1 bed, 1 bath, 1 car



2254/9 Ferny Avenue Surfers Paradise, QLD,

Price: \$415,000  
Traded: 13 Nov 2020  
Size: 93m2  
1 bed, 1 bath, 1 car



2273/9 Ferny Avenue Surfers Paradise, QLD,

Price: \$425,000  
Traded: 29 Nov 2020  
Size: 94m2  
1 bed, 1 bath, 1 car



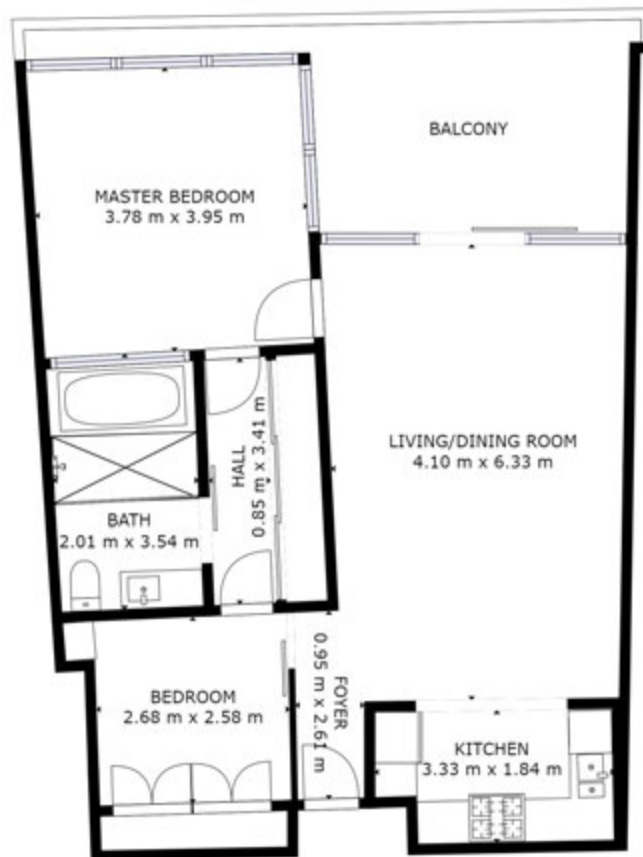
2504/9 Ferny Avenue Surfers Paradise, QLD,

Price: \$423,000  
Traded: 1 July 2020  
Size: 110m2  
1 bed, 1 bath, 1 car



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GROSS INTERNAL AREA  
FLOOR 1: 73 m<sup>2</sup>, EXCLUDED AREAS:  
BALCONY: 15 m<sup>2</sup>  
TOTAL: 73 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



"Opportunity Awaits"

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## Suburb Profile

### Surfers Paradise

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, increased 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

'Real Estate's New Generation'



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