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## ABSOLUTE BEACHFRONT IN THE ICONIC 'BEACHES'



3  2.5 

1 



212m<sup>2</sup>



## Property Overview

### ABSOLUTE BEACHFRONT IN THE ICONIC 'BEACHES'


This exclusive beachfront residence offers an unparalleled opportunity for you to secure a piece of Gold Coast paradise. This exceptional 3-bedroom property combines luxury, privacy and direct access to one of Australia's most iconic beaches. This is 'absolute beachfront' at its absolute finest.

'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!

With expansive living spaces that flow effortlessly to your outdoor entertaining areas, this home is designed for those who seek both elegance and a true connection with the ocean. Imagine starting your mornings with breathtaking views, relaxing on your sunlit terrace, or hosting family and friends as the sound of waves creates the perfect backdrop. This residence allows you to enjoy a seamless indoor-outdoor lifestyle, surrounded by the beauty of the Pacific.

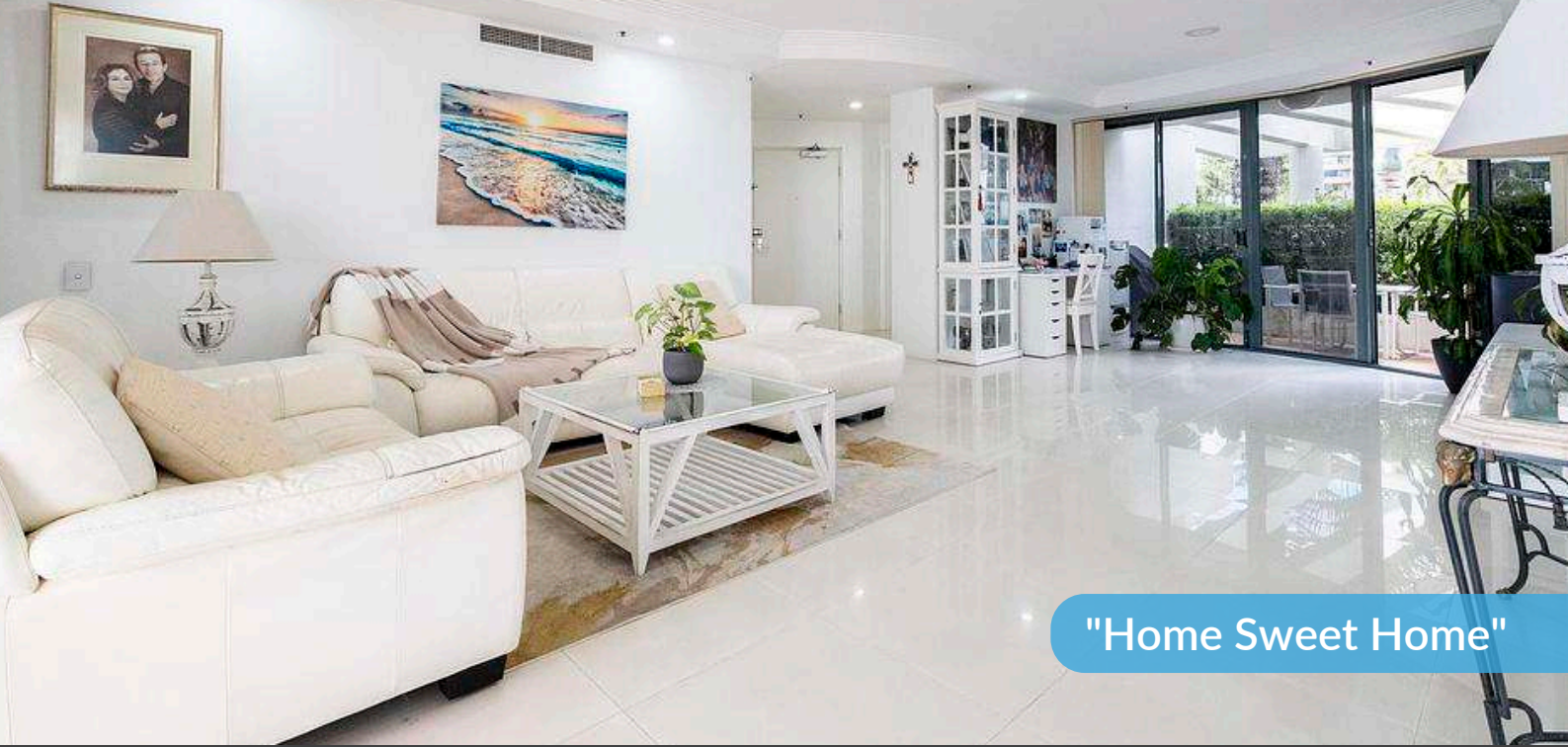
Opportunities like this are rare, and they are fleeting. Situated between Broadbeach and Surfers Paradise, and within minutes of premier shopping, fine dining, and cultural hotspots, here, you will enjoy unparalleled convenience.

This is your chance to secure a blue-chip coastal property, and make this remarkable residence 'home'.



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"Home Sweet Home"



"Beautiful & Breezy"





"Cook & Overlook"



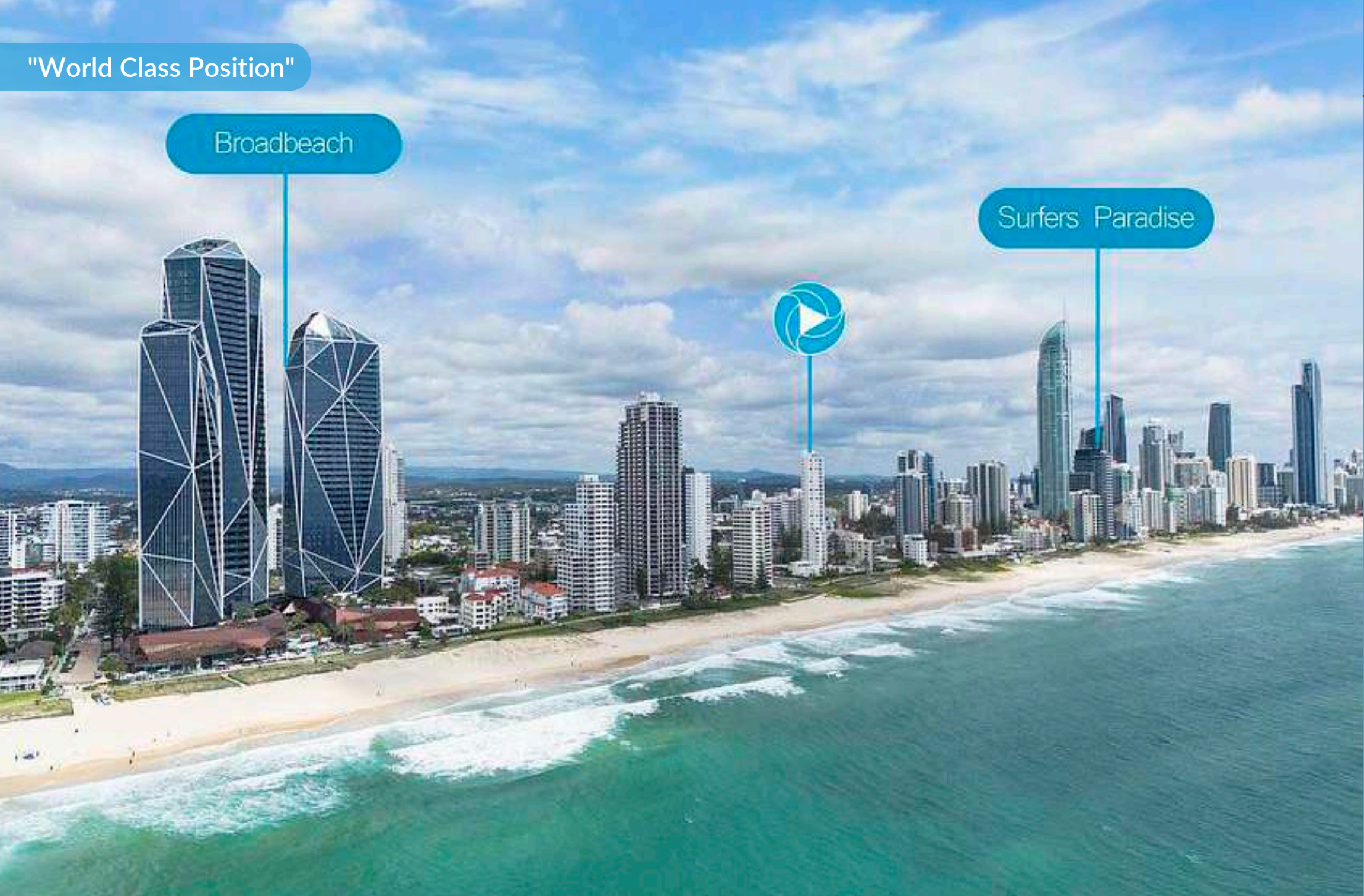
"Beachfront Dining"





"Your Tropical Oasis..."





"World Class Position"

Broadbeach

Surfers Paradise

## Property Specifications

- 'Absolute Beachfront' Ground Floor Apartment
- The Iconic 'Beaches' Residents Only Building
- Positioned Between Broadbeach and Surfers Paradise
- Perfect Coastal Perspective
- Never to be Built Out
- Private Security Entrance
- Ducted Air-Conditioning & Intercom
- Three Spacious Bedrooms
- Two-and-a-Half Bathrooms
- Separate Laundry
- Bright & Airy Open Plan Living Areas
- Large Granite Kitchen & Separate Dining Area
- Exclusive, Wraparound Poolside Terrace & Garden Area
- Separate, Second Low-Maintenance Patio
- Resort Style Infinity Pool, Spa & BBQ Area Overlooking the Pacific Ocean, with Direct Beach Access
- Facilities Including a Gym & Steam Room
- Secure Carpark & Large Lockup Storage
- Pet Friendly
- Minutes to Pacific Fair, The Star Casino, Broadbeach's Dining Precinct & Close to Leading Private Schools
- 200m to Northcliffe Surf Club
- 1km to Surfers Paradise Esplanade





## Seller's Insights

"Starting your day in this apartment is literally energising. Early mornings are magical, and afternoons are beyond relaxing. You will never want to live away from the golden sands of the GC beaches again..."

"You will love entertaining family and friends here! Beyond your impressive wraparound terrace, the entire 'resort style' pool area and Pacific Ocean are an extension of your living area."

"There is a great sense of pride in the building amongst the owners. The entire building and grounds are always beautifully presented, it would have to be one of the best managed buildings on the Gold Coast!"

## Market Analysis

2103/13-25 Garfield Terrace, Surfers Paradise

Price: \$3,450,000  
Traded: 12 Jan 2024  
3 bed, 2 bath, 2 car



27/13-25 Garfield Terrace, Surfers Paradise

Price: \$3,250,000  
Traded: 20 Jan 2024  
3 bed, 2 bath, 1 car



16C/11 Hanlan Street, Surfers Paradise

Price: \$2,825,000  
Traded: 25 Feb 2024  
3 bed, 3 bath, 2 car



162/74-86 Old Burleigh Road, Surfers Paradise

Price: \$3,155,000  
Traded: 18 Sept 2023  
3 bed, 2 bath, 2 car



108/177 Old Burleigh Road, Broadbeach

Price: \$3,578,000  
Traded: 24 Jun 2024  
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.*





1/13-25 Garfield Terrace, Surfers Paradise

3 2.5 1

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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## Suburb Profile

Surfers Paradise is a vibrant coastal suburb, globally recognised for its stunning beaches, iconic skyline, and dynamic lifestyle. Whether you're a local or a visitor, the allure of Surfers Paradise lies in its seamless blend of natural beauty and urban sophistication.

The golden stretch of sand, set against the turquoise waters of the Pacific Ocean, makes it a dream destination for surfers, beachgoers, and water sports enthusiasts alike. Beyond its renowned beaches and energetic nightlife, Surfers Paradise offers an abundance of family-friendly parks, playgrounds, and serene green spaces for everyone to enjoy.

For those who love to shop and dine, Surfers Paradise is a retail and culinary hub. You'll find everything from luxury boutiques to local markets, trendy cafes, and award-winning restaurants. Just a stone's throw away, the Home of the Arts (HOTA) precinct hosts a popular Sunday market and a calendar of cultural events, making it a cornerstone of the local lifestyle.

Adding to the appeal of the area is Isle of Capri, an exclusive residential enclave known for its luxury homes and recent developments. Located just minutes from the heart of Surfers Paradise, Isle of Capri offers a more tranquil, upscale living experience while still benefiting from the proximity to the bustling city. With a revitalized shopping and dining scene—anchored by the stylish Capri on Via Roma precinct—it's quickly becoming one of the most sought-after addresses on the Gold Coast.

Surfers Paradise is also conveniently located near leading private schools such as The Southport School (TSS) and St Hilda's, with easy access to a variety of other public and private schools. The suburb is serviced by modern public transport options, including buses and the G tram, connecting you effortlessly to the broader Gold Coast.

Whether you're looking for a lifestyle upgrade or a secure investment, Surfers Paradise—and its surrounding jewels like Isle of Capri—offers an unbeatable opportunity to experience the best the Gold Coast has to offer. Investing here is investing in a bright and vibrant future for your family.







# M-MOTION

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