

1103/2801-2833 Gold Coast Highway, Surfers Paradise, Qld 4217

Sold Apartment

Thursday, 7 December 2023



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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 112 m2

Type: Apartment



Brook Clementson



Darrin Couper
0418753450

\$515,000

Dual let apartment so you can live in one side or even holiday let or permanently rent the other side out. There are no limitations for an owner's usage, with completely flexible for your own usage or living in the property. This property can be permanently rented for \$950 per week. Only a short stroll to the beach with the 'Florida Gardens' tram stops for the light rail straight outside the building. This superbly presented unit comes fully furnished and is situated on the 11th floor of "The Oaks". Potential Rent: Room 1119: \$400 per week approx Room 1120: \$550 per week approx Property Features; Unit Size: 112m2 approx Sinking Fund Balance: \$659,922.74 as of 30th June 2023 GCCC Rates: \$950 - \$1000 approx per half year (as an owner occupier - category 1) GCCC Water: \$550 - \$600 approx per quarter Please contact the listing agent for a run down on how the building operates. Property Features:- 2 large bedrooms- Modern galley style kitchen- 2 bathrooms with marble tiling and both bathrooms have spa baths.- 2 balconies facing the beach and ocean- Fully ducted air conditioning- Full use of all amenities and facilities Building Facilities include:- Swimming pool & sun decks- Spa This fantastic investment property is situated between Surfers Paradise and Broadbeach and is only 250 metres to the beach. This apartment is in a five star resort. Leather couches shown in the photos have fold out sofa beds. A modern furniture package included in the sale of the property. Apartments in the 'The Oaks' are all at 5 star standards and the building is professionally managed by the 'The Oaks'. There are only 3 units per floor from the 3rd to the 20th floors and each apartment is dual let (2 units in one. This apartment is capable of being rented as one or 2 units. Both sides have balconies and their own entries plus adjoining doors on the inside if needed). This building is located just north of the heart of cosmopolitan Broadbeach and surrounded with bars, cafes and some of the finest restaurants on the Gold Coast. It is only short stroll to the beach, Star Casino, the Gold Coast Convention Centre, public transport and the Light Rail and Pacific Fair Shopping Centre. Queensland Real Estate COVID Safe Industry Plan Before entering the premises for the inspection; please DO NOT enter if; 1. You are unwell. 2. Has been in close contact with a known active case of COVID-19. 3. Has COVID-19 symptoms. 4. Has travelled overseas in the previous 14 days. 5. Has been to a declared COVID-19 hotspot in the previous 14 days. 6. Has been directed to quarantine in their home. 7. Has been tested positive for COVID-19 in the last 14 days. 8. Visitors must remain at least 1.5 metres away from other groups, where possible. 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