RE/MAX PROPERTY CENTRE

SALE



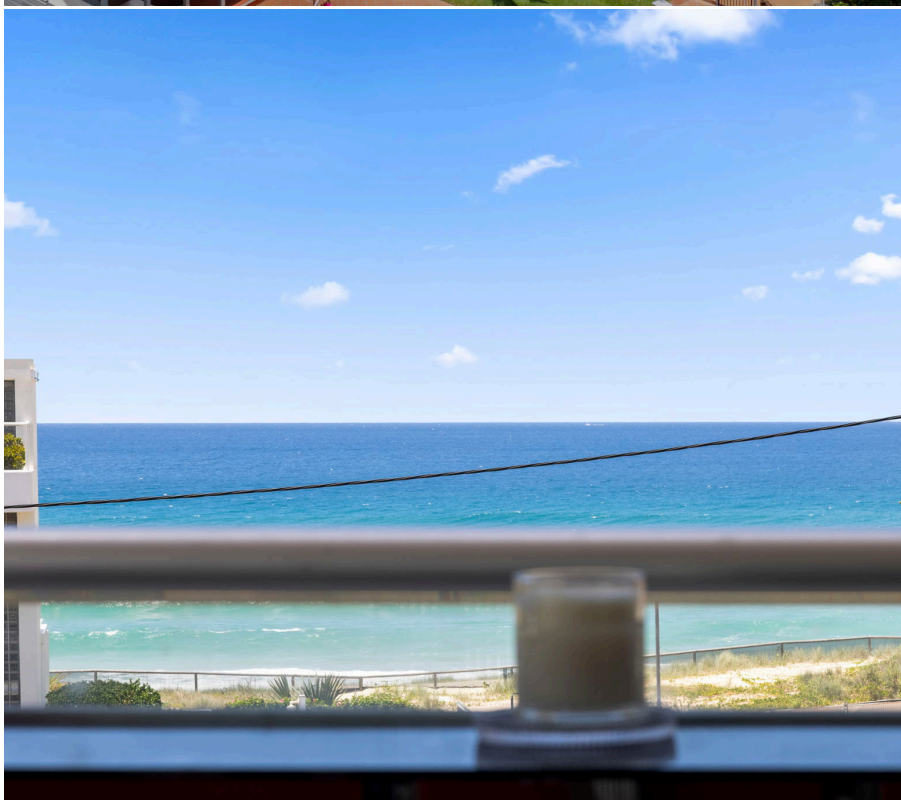
3A/7 Fern Street Surfers Paradise













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RE/MAX PROPERTY CENTRE



3A/7 Fern Street, Surfers Paradise

2 Bed | 2 Bath | 1 Car

MASSIVE 153m2 – NORTH/EAST FACING – ONLY 2 UNITS PER FLOOR – STUNNING VIEWS FROM EVERY ROOM
Positioned in one of the Gold Coast's most coveted near-beachfront locations, between the energy of Broadbeach and the lifestyle of Surfers Paradise, this exceptional apartment delivers a truly elite coastal lifestyle. Just moments from golden beaches, the G:link light rail and surrounded by world-class dining, shopping and entertainment, this is beachside living at its finest.

Property Highlights:
- Prized north-east aspect capturing sun, sea breezes and natural light
- Spectacular sweeping ocean and skyline views
- Exclusive living with only two apartments per floor
- Expansive open-plan living flowing to a large, partly enclosed entertainer's balcony
- Large kitchen with quality appliances and ocean-view balcony
- Two bedrooms, both with ocean views and ceiling fans – master with ensuite and walk-through robe
- Two beautifully maintained bathrooms
- Separate laundry
- Elegant white shutters, ceiling fans and abundant storage
- Approx. 153m² of total living including balconies*
- Secure undercover parking

Sale: $1,050,000

Unit Size: Internal - 153m2* including Balconies
Units in Building: 48
Floor: 3rd

Year Built: 1984*
Aspect: North - East
Pet Friendly: Yes - Subject to BC approval*

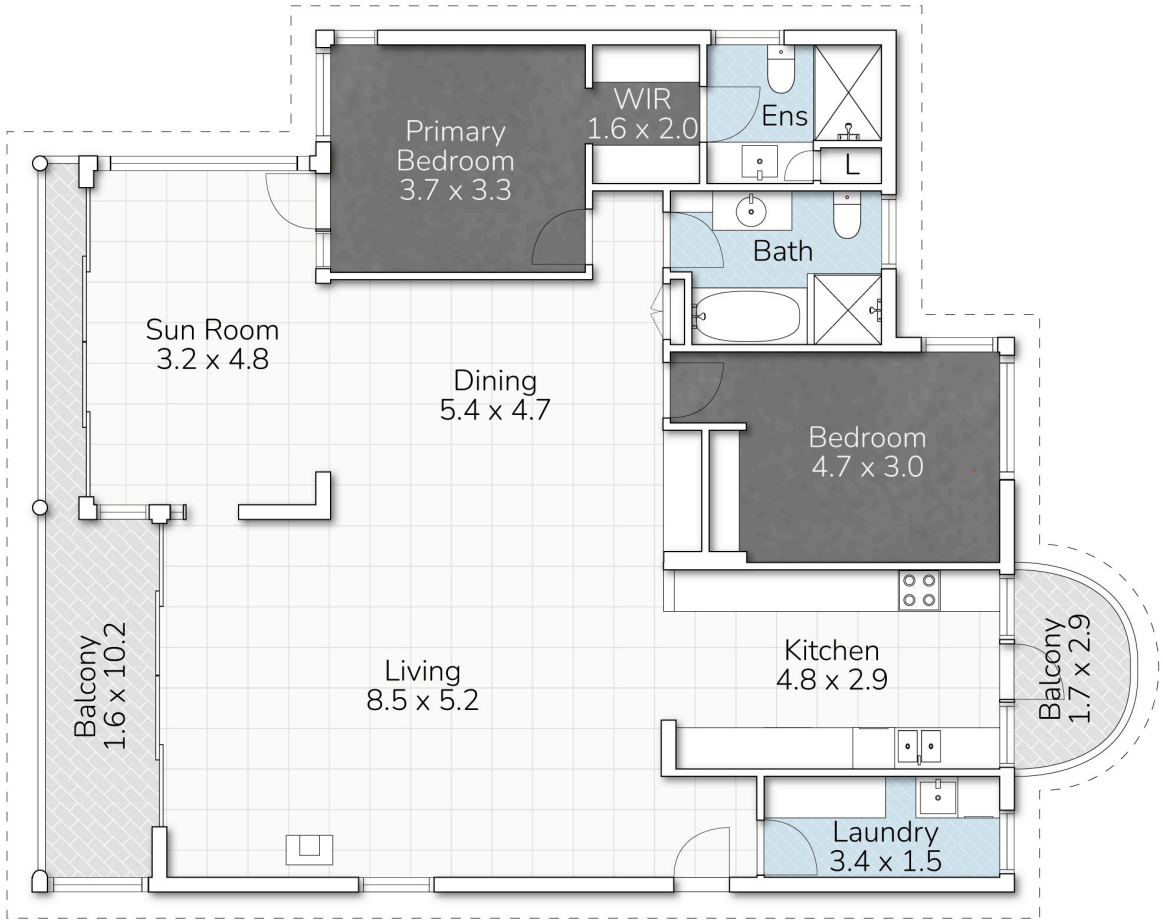
Rates: $1,053.44 per 6 months approx*
Water: $680.76 per 6 months*
Body Corporate: Approx $242.79 per week* includes building insurance
Body Corp sinking fund balance: $410,592.11*
refer to Sellers Disclosure for complete details*

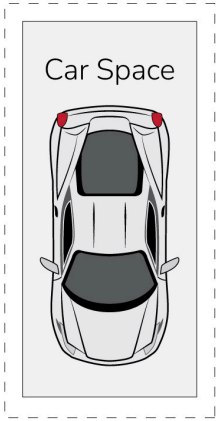
Rental Appraisal: $1,050 to $1,150 per week*

Scan QR Code for further information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735





(Not In Position)

3A/7 FERN STREET, SURFERS PARADISE

2 Bed | 2 Bath | 1 Car

Internal 137m² | External 15m² | Total 152m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

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