RE/MAX PROPERTY CENTRE

FOR SALE



2402/22 Surf Parade, Broadbeach, QLD 4218









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2402/22 Surf Parade, BROADBEACH

Elevated high above Broadbeach on level 24 of the ever-popular Sierra Grand, Apartment 2402 presents a truly rare opportunity to secure a newly renovated residence with one of the building's most unique features, soaring 12ft ceilings exclusive to this level. The result is a remarkable sense of space, light, and luxury that sets this apartment apart from anything else in the building. Freshly renovated with a refined, modern aesthetic, every detail has been carefully considered to create a home that is both stylish and functional. Whether you're seeking a premium coastal residence, a lock-and-leave holiday retreat, or a high-performing investment, this oversized 2-bedroom, 2-bathroom apartment delivers on every level.

Property Highlights:
– Newly renovated throughout with quality finishes
- Spacious open-plan living and dining with an elevated, airy ambiance
- Large balcony capturing beautiful skyline and coastal views
- Generous master suite with ensuite
- Ducted air conditioning
- Secure car space, and a well-maintained building
- Heated indoor and outdoor pools, spas, sauna & steam room
- Full-size tennis court and well-equipped gymnasium
- Private theatre, BBQ areas & rooftop viewing deck
- Onsite management, internet lounge & secure access

2 Bed | 2 Bath | 1 Car

Sale: Must be Sold. Present all offers.

Total Units: 249
Floor: 24th
Year Built: 2008

Aspect: North East

Pet Friendly: Yes

Council Rates: Approx $2,800* per year
Water Rates: Approx $1,600* per year
Body Corporate: Approx $158* per week
Owners fund balance: Approx $1.3M*

Rental Appraisal: $1,200 - $1,300*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.

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POINTS OF INTEREST

1. SIERRA GRAND
2. Pacific Fair Shopping Centre
3. Star Casino | 4. Convention Centre
5. The Oasis Shopping Centre
6. Kurrawa Surf Life Saving Club
7. Pratten Park | 8. G:link Light Rail Station
9. Broadbeach Park
10. Mermaid Beach Restaurants & Cafes



:: LOCATION MAP

(Not shown in position)



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