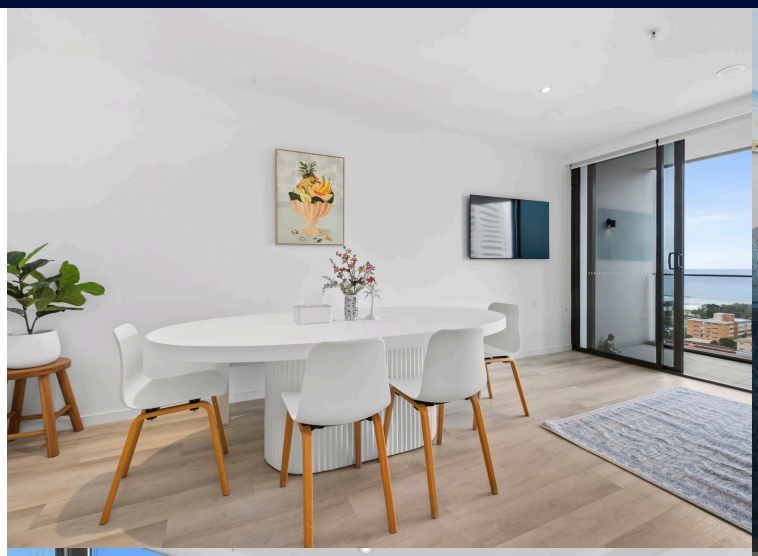
RE/MAX PROPERTY CENTRE

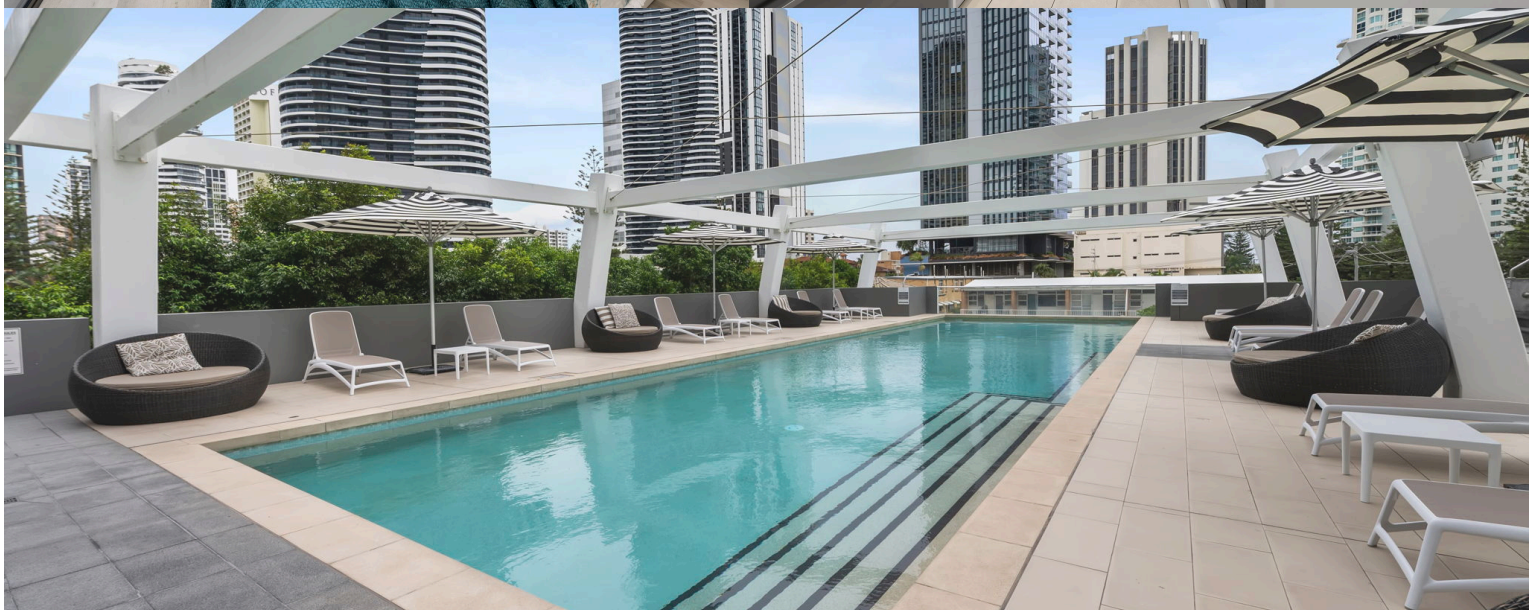
FOR SALE



1704/2663 Gold Coast Highway, Broadbeach QLD 4218



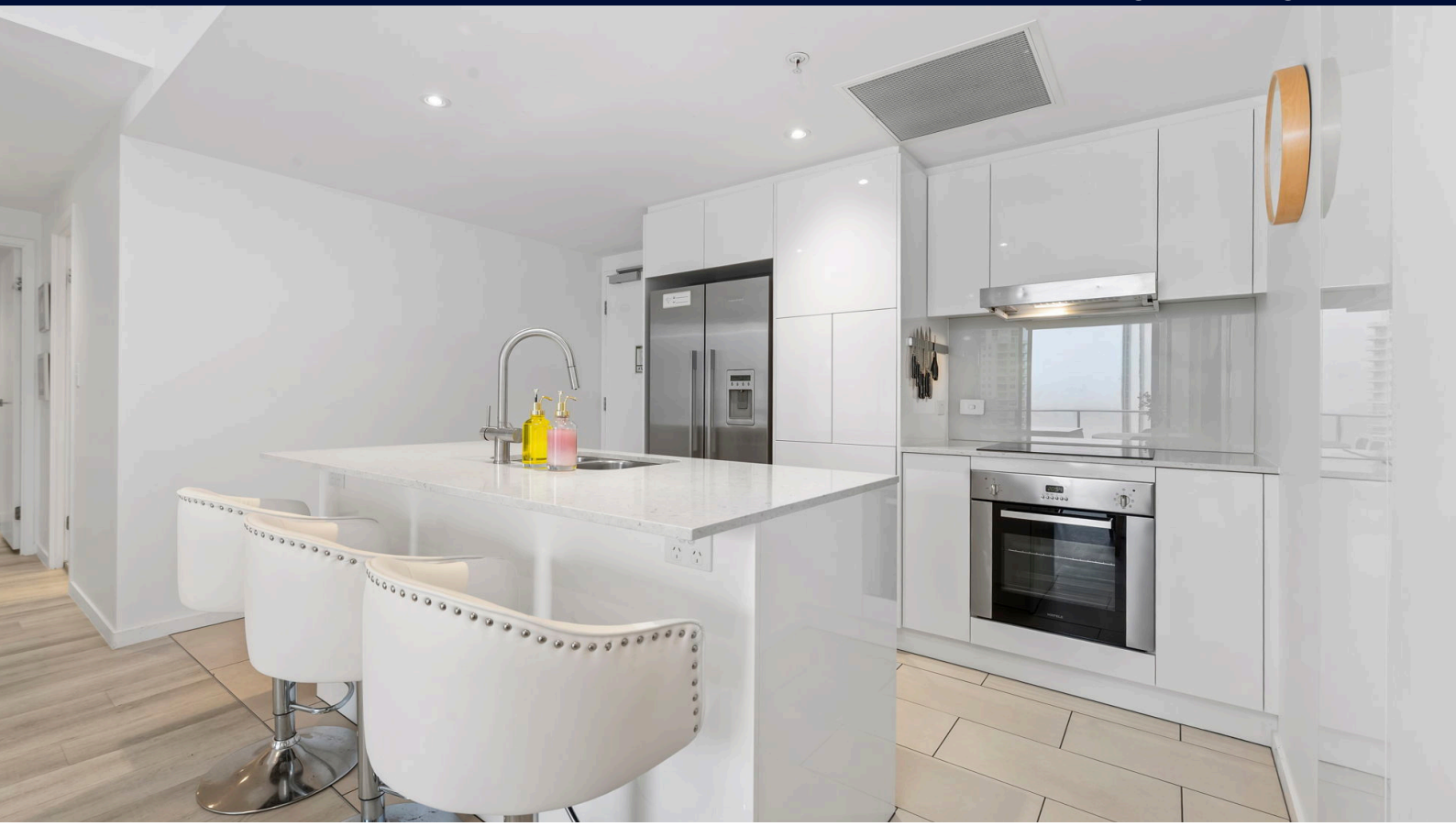






Andrew Hickey
M: 0412 917 928
E: andrew.hickey@remax.com.au

RE/MAX PROPERTY CENTRE



1704/2663 Gold Coast Highway, Broadbeach

2 Bed | 2 Bath | 1 Car

Positioned high on the 17th floor of the sought-after Avani Broadbeach Residences, this exceptional east-facing apartment captures breathtaking ocean views from every room while offering one of the largest and most desirable floor plans within the building. Designed to embrace natural light, sea breezes and effortless coastal living, the spacious open plan layout flows seamlessly from the beautifully appointed kitchen through to the generous living and dining areas before extending onto the oversized balcony. The perfect setting to relax, entertain or simply take in the stunning blue-water outlook.

Features include:
- Largest floor plan design within the building
- Positioned on level 17 with stunning east-facing ocean views
- Spectacular outlook from every room
- Spacious open plan living and dining area
- Expansive entertainer's balcony
- Upgraded timber flooring throughout
- Beautifully upgraded 2 Pac kitchen cabinetry
- Reverse osmosis water filtration system
- Modern kitchen with quality appliances and ample storage
- Ducted air conditioning throughout
- Secure basement car parking

Sale: Offers Over $1,250,000

Unit size: 91m2
Total Units: 219
Floor: 17th floor
Year Built: 2018

Aspect: East

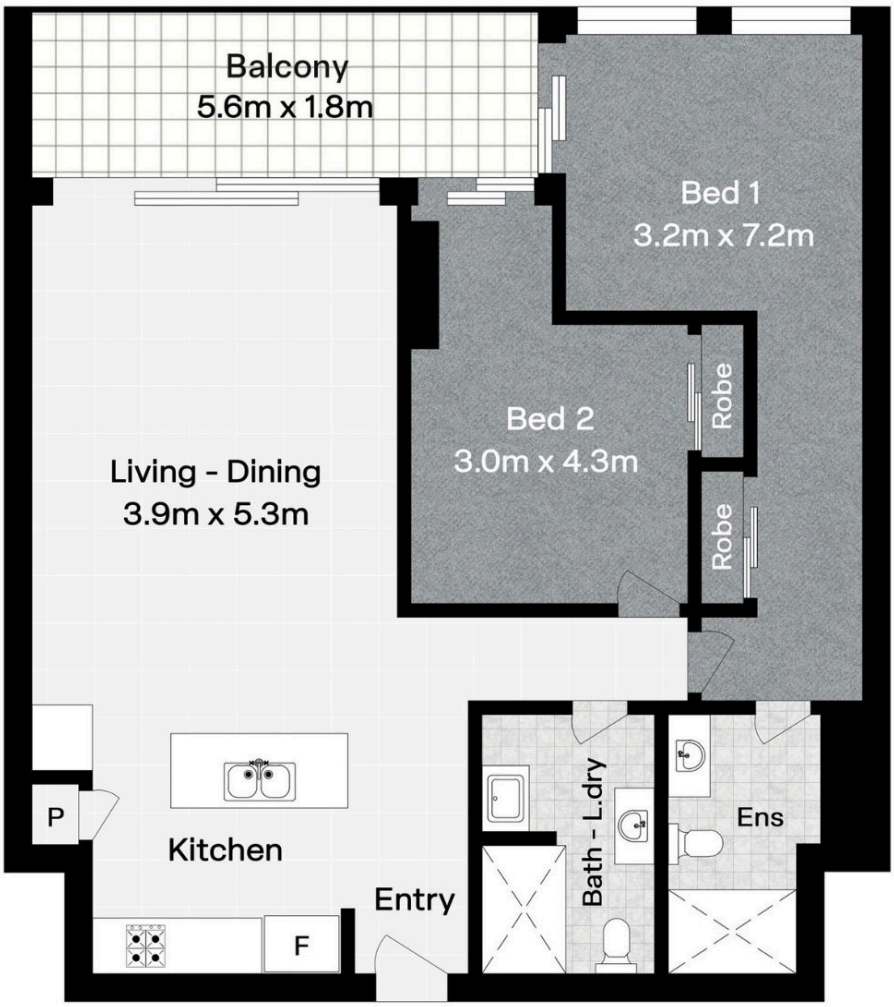
Pet Friendly: Yes

Council Rates: Approx $2,400* per year
Water Rates: Approx $1,600* per year
Body Corporate: Approx $180* per week
Sinking Fund: TBA

Rental Appraisal: $1,150 - $1,250* 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.





(Not shown in position)

