RE/MAX PROPERTY CENTRE

SALE

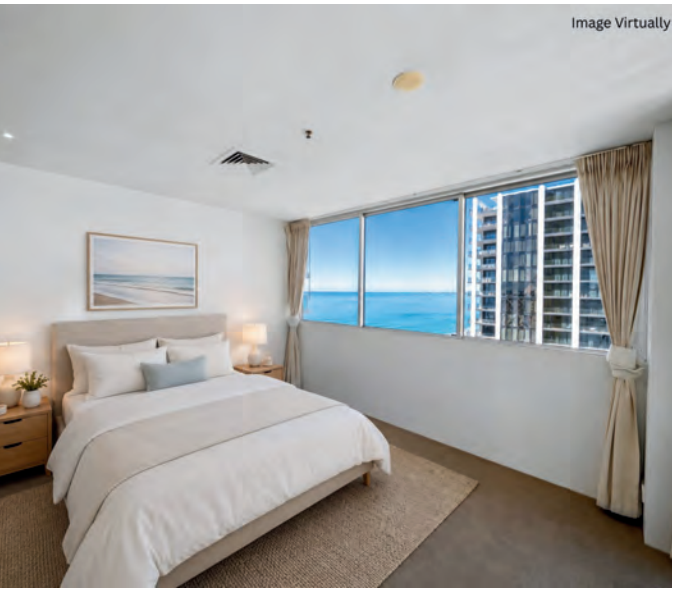


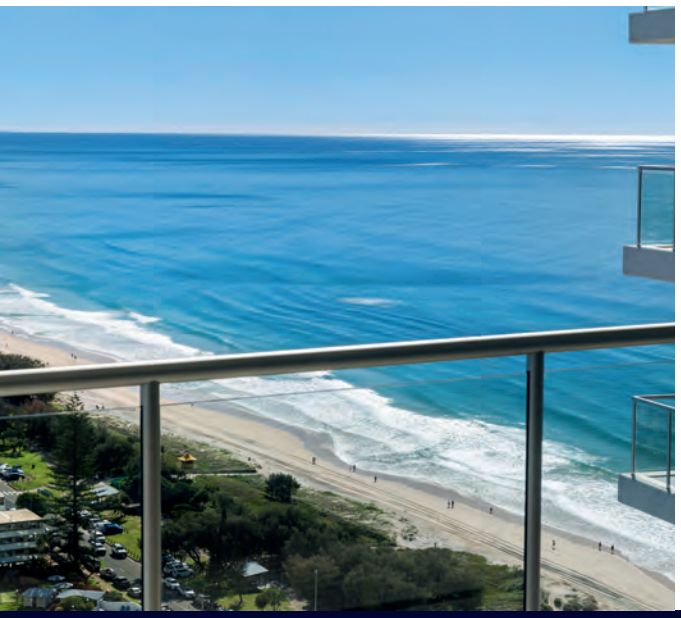
2501/159 Old Burleigh Road, Broadbeach

Marketed by Rima Stafford and Chloe Hemsworth

RE/MAX PROPERTY CENTRE











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RE/MAX PROPERTY CENTRE



2501/159 Old Burleigh Road, Broadbeach

2 Bed | 2 Bath | 2 Car

BROADBEACH BEST VALUED LIFESTYLE

Make no mistake this is one of the best in Broadbeach and most sort after buildings on the Gold Coast for those seeking views and lifestyle. Air On Broadbeach could be your home, or a blue-chip lifestyle investment. The location is simply unbeatable, being perched directly above the Oasis Shopping Centre and adjoining the Broadbeach Mall, with every amenity, shops, dining, medical and convenience at your doorstep, yet surprisingly quiet and peaceful. Every room features large windows to capture the cooling crossflow breezes and natural ventilation, while framing stunning protected panoramic views, regarded as some of the finest on the Gold Coast. The clever design allows for no adjoining walls or neighbours, just you, the sound of the ocean, and spectacular 280-degree views.

Features include but not limited to:
- 2 side by side large, designated car spaces
- Storage cage capsule box in car space
- Residents additional storeroom for large items, surf ski, bikes etc.
- Massive long north facing sunny protected useable all-weather balcony
- Live in or let out with strong returns, flexible combo uses available.
- Vacant & ready to move into being sold unfurnished.
- BBQ permitted on the balcony.

Full resort facilities:
- Heated 25metre lap pool with sun deck and separate child's pool
- State of the art large gymnasium, sauna and flood lit tennis court
- Residents only lounge

Sale: Contact Agent

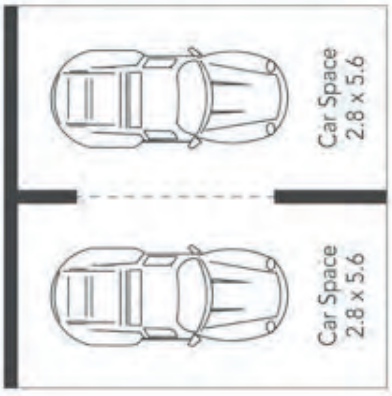
Unit Size: 112m^2 + Balcony 27m^2 Total = 139m^2
Car Space: 32m^2
Year Built: 2005*
Total Units in Building: 132
Floor: Level 25
Aspect: North-East
Pet Friendly: Yes

Council Rates: $1,397 per 6 months*
Water Rates: $298 per quarter*
Body Corporate: $241 per week*
Insurance: $22 per week*
Sinking Fund: $1,610,944.87 as of 31st August 2025*

Rental Appraisal: $1,350-$1,500 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.**


Car Space
2.8 x 5.6
Car Space
2.8 x 5.6


LOCATION MAP


Pacific Ocean Views
Ocean View Balcony 3.3 x 8.4
Living / Dining 4.1 x 8.2
Media
Kitchen 2.5 x 4.5
Entry
Store
L'dry
Bath
Bath
Master Bedroom 3.6 x 4.3
Bedroom 2 3.6 x 3.9
Hinterland Mountain & River Views
NORTH
Coolangatta Views

