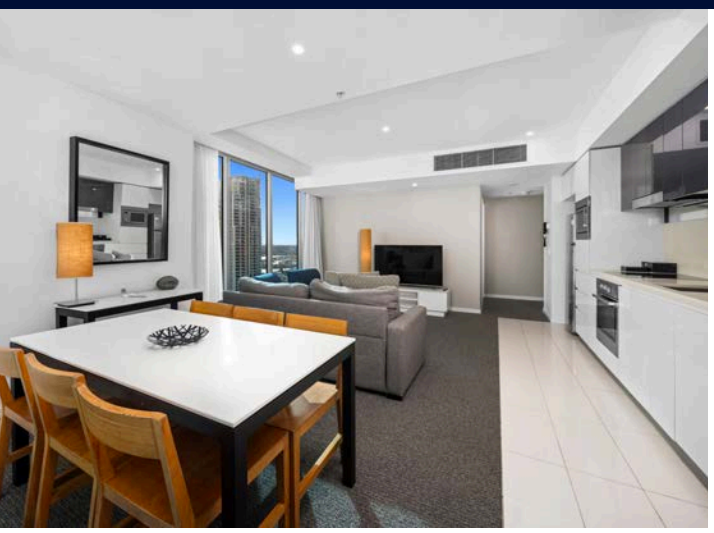
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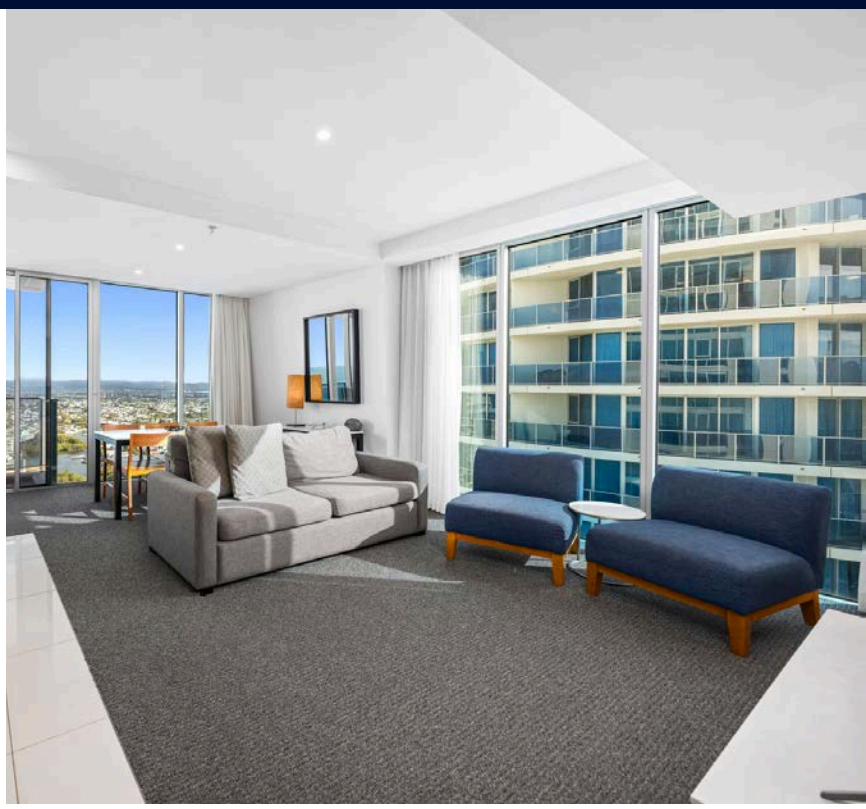
SALE



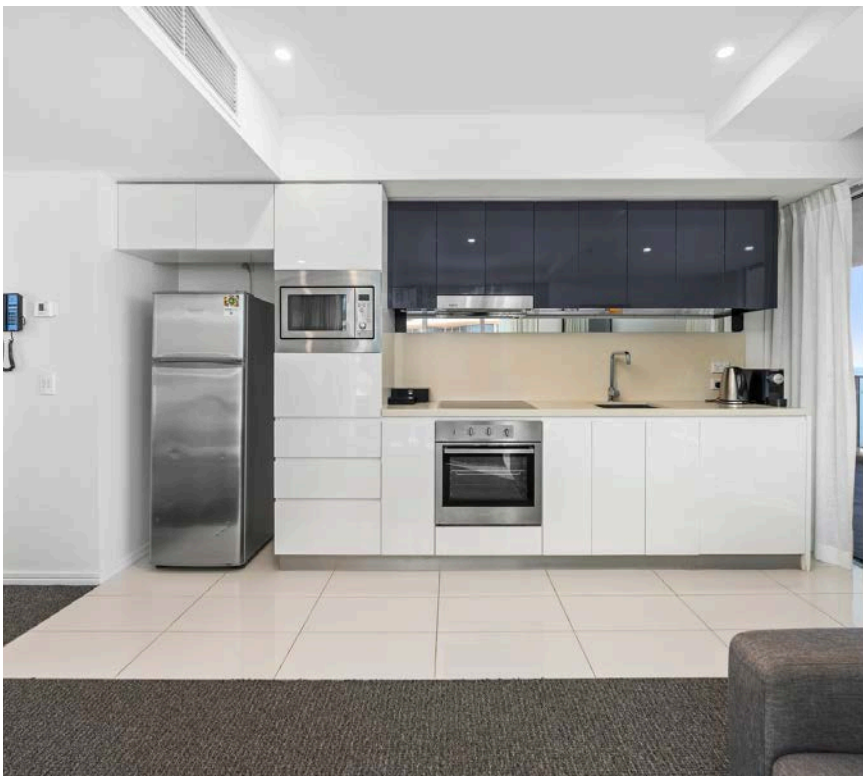
22906/3113 Surfers Paradise Blvd Surfers Paradise

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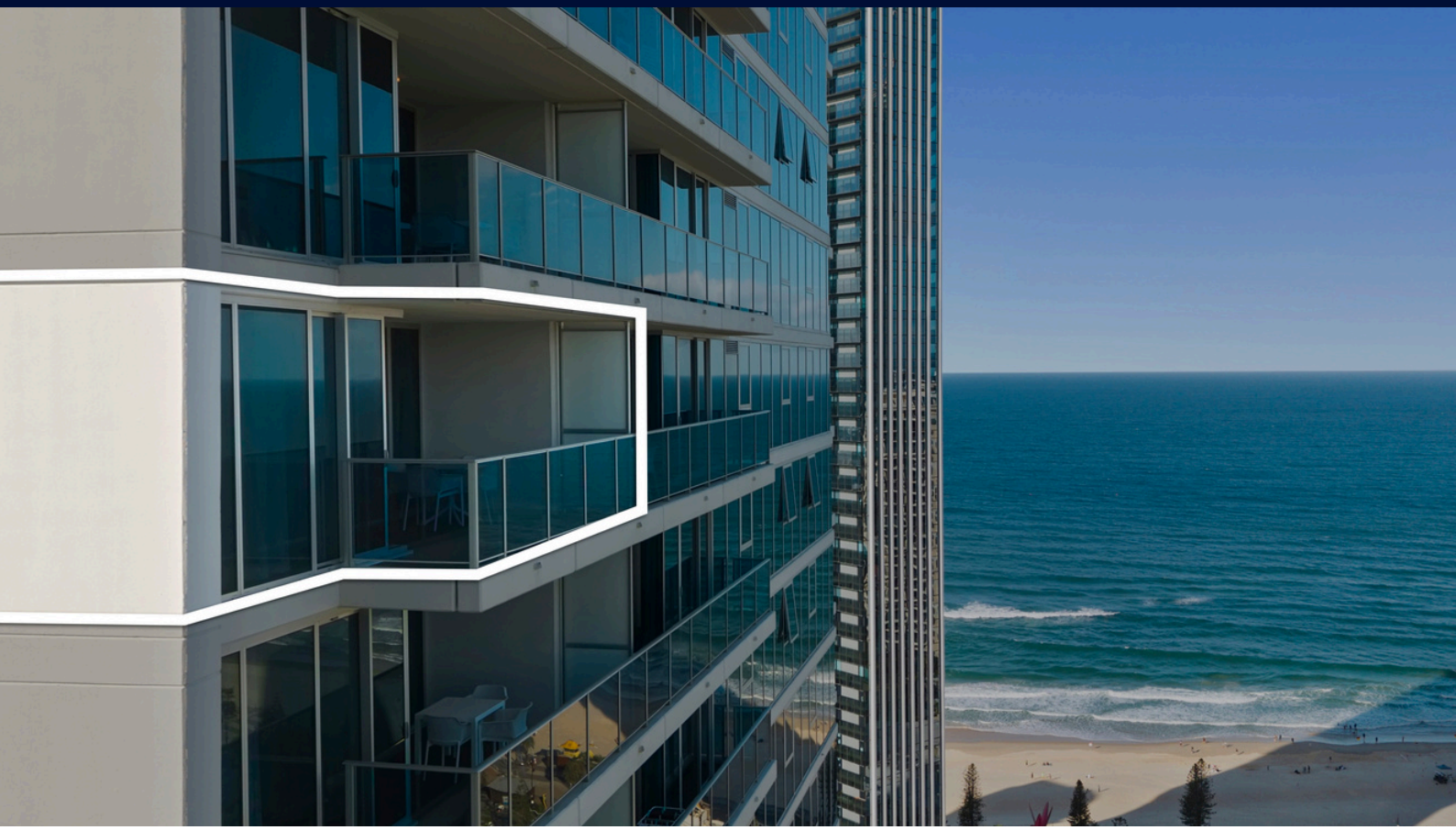


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22906/3113 Surfers Paradise Blvd Surfers Paradise

Positioned high on the 29th floor of the prestigious Hilton Surfers Paradise Orchid Tower Residences, this beautifully appointed apartment delivers the ultimate blend of luxury, lifestyle and flexibility in one of the Gold Coast's most sought-after addresses. Showcasing breathtaking panoramic views stretching across the Ocean, River and the dazzling Surfers Paradise skyline, this residence is designed to maximise natural light and effortless indoor-outdoor living. The spacious open-plan living and dining area flows seamlessly onto a generous balcony, creating the perfect space to entertain or simply relax while taking in the spectacular outlook.
Perfectly positioned in the heart of Surfers Paradise, you're just footsteps from world-class beaches, award-winning restaurants, cafés, shopping, Cavill Avenue and the G Light Rail. Sold fully furnished - move straight in or start generating income.

Property Highlights:
- Stunning panoramic ocean, river and city skyline views
- Floor-to-ceiling glazing capturing abundant natural light
- Modern kitchen with quality appliances and excellent storage
- Ducted air conditioning.
- Two generous bedrooms positioned for maximum privacy
- Master suite with built-in robe and ensuite, main bathroom complete with bathtub
- Separate internal laundry
- Dedicated owner storage

Exclusive Hilton Resort Facilities:
- Multiple indoor and outdoor swimming pools, including heated lap pool
- Spa pools and beautifully landscaped tropical pool areas
- Fully equipped gymnasium and fitness facilities + Sauna and wellness amenities
- Access to the renowned Spa
- Award-winning restaurants, cafés and bars within the Hilton precinct
- 24-hour concierge and secure building access

2 Bed | 2 Bath | 1 Car

Sale: Offers Over $1,039,000

Total Unit size: 99m2*
Year Built: 2011
Total Units in Building: 186*
Floor: 29th

Aspect: South | East

Pet Friendly: Yes, with Body Corp Approval*

Rates: Approx $1,500 per 6 Months*
Water: $796.42 per 6 Months*
Body Corporate: Approx $204 per Week*
Including Building Insurance.

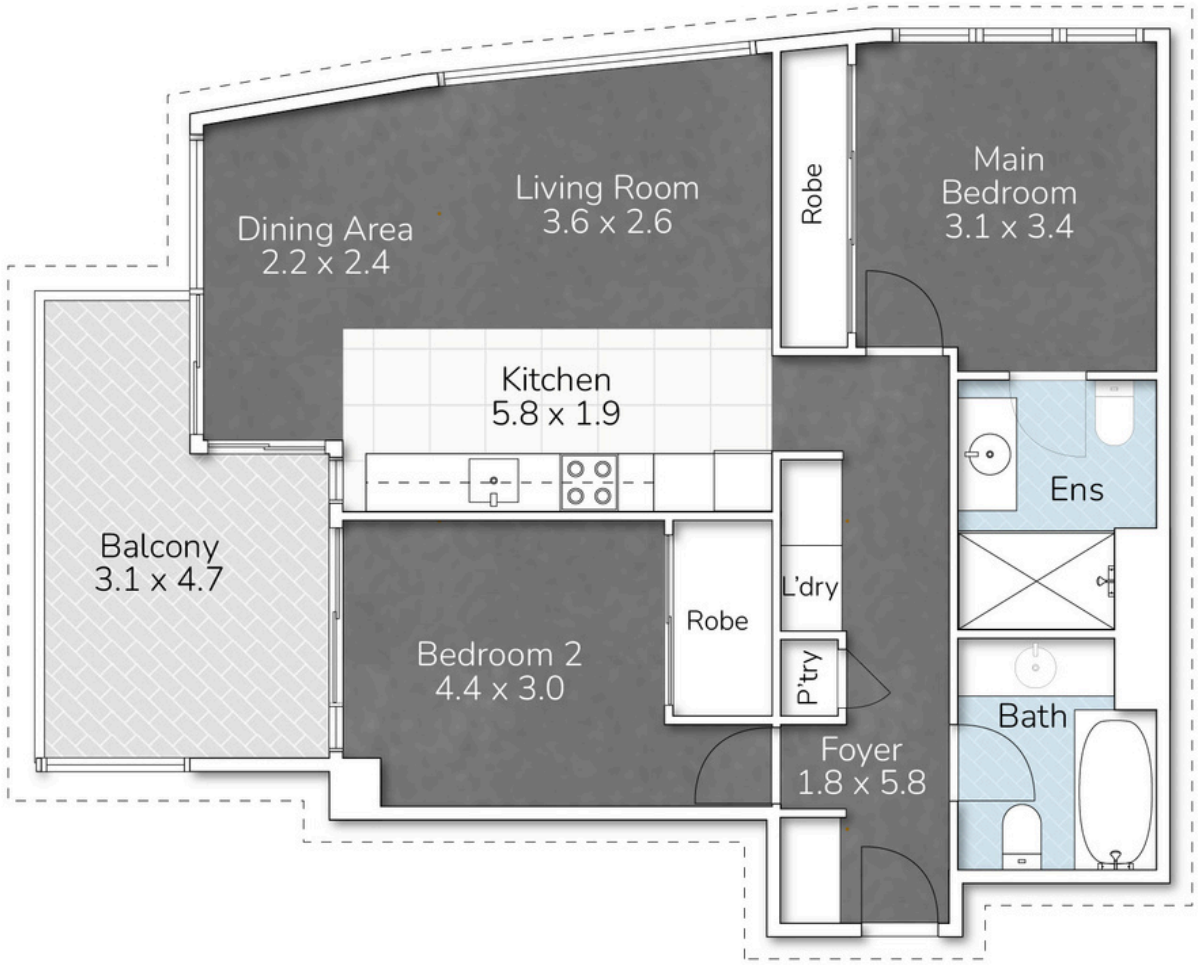
Permanent Rental Appraisal: $1000 per Week*

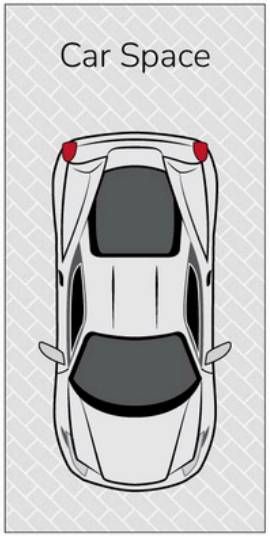
Holiday Rental Appraisal: Net $44,000 approx per Year*

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





22906/3113 SURFERS PARADISE BOULEVARD, SURFERS PARADISE

2 Bed 2 Bath 1 Car

Total 99m²

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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