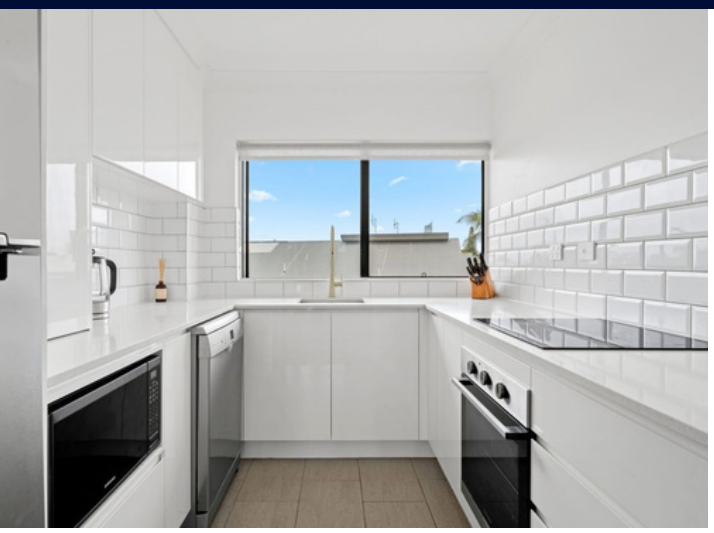
RE/MAX PROPERTY CENTRE

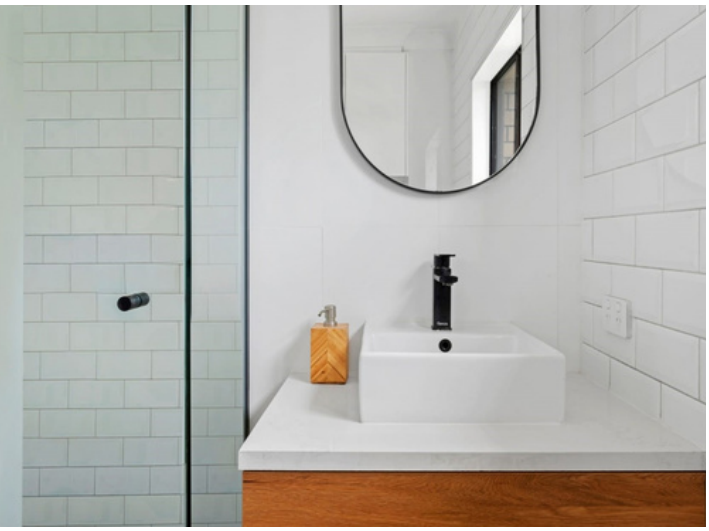
SALE



10/18-20 Sunshine Boulevard, Broadbeach Waters













Danny Woolbank
M: 0414 946 127
E: danny.woolbank@remax.com.au



Kb Seo
M: 0431 142 818
E: kb.seo@remax.com.au



10/18-20 Sunshine Boulevard, Broadbeach Waters

Positioned in one of the Gold Coast's most sought-after suburbs, you'll enjoy the very best of Broadbeach right at your doorstep. Stroll to the patrolled beach, world-class cafés and restaurants, The Star Casino, Pacific Fair Shopping Centre, the Gold Coast Convention and Exhibition Centre, and the G light rail. Whether you're seeking a relaxed coastal lifestyle or the convenience of having everything within easy reach, this exceptional location truly delivers the best of both worlds.

Property Features:
- Fully renovated throughout with quality finishes and contemporary styling.
- Top-floor position within an exclusive boutique complex of only 10 apartments.
- Light-filled open-plan living and dining area.
- Designer kitchen with stone benchtops, excellent storage, and quality appliances.
- Covered balcony overlooking the water, capturing refreshing coastal breezes.
- Two generous bedrooms, both with built-in wardrobes.
- Stylish modern bathroom with quality fixtures and spacious shower.
- Air conditioned and ceiling fans.
- Low-maintenance lifestyle in a tightly held waterfront complex.
- Private and separate lock up garage.

2 Bed | 1 Bath | 1 Car

Sale: Offers over $870,000

Unit size: 72m2*
Total Units in Building: 10
Floor: 3rd
Year Built: 1981*

Aspect: South

Pet friendly: Yes subject to B/C approval.

Rates: Approx $1,775.05 per 6 Months*
Investment rate
Water Rates: Approx $370.74 per quarter*
Body Corporate: Approx $61 per week*

Current Rental: $750 per week.
Lease end date 23/3/27

Updated Rental Appraisal: $800 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.

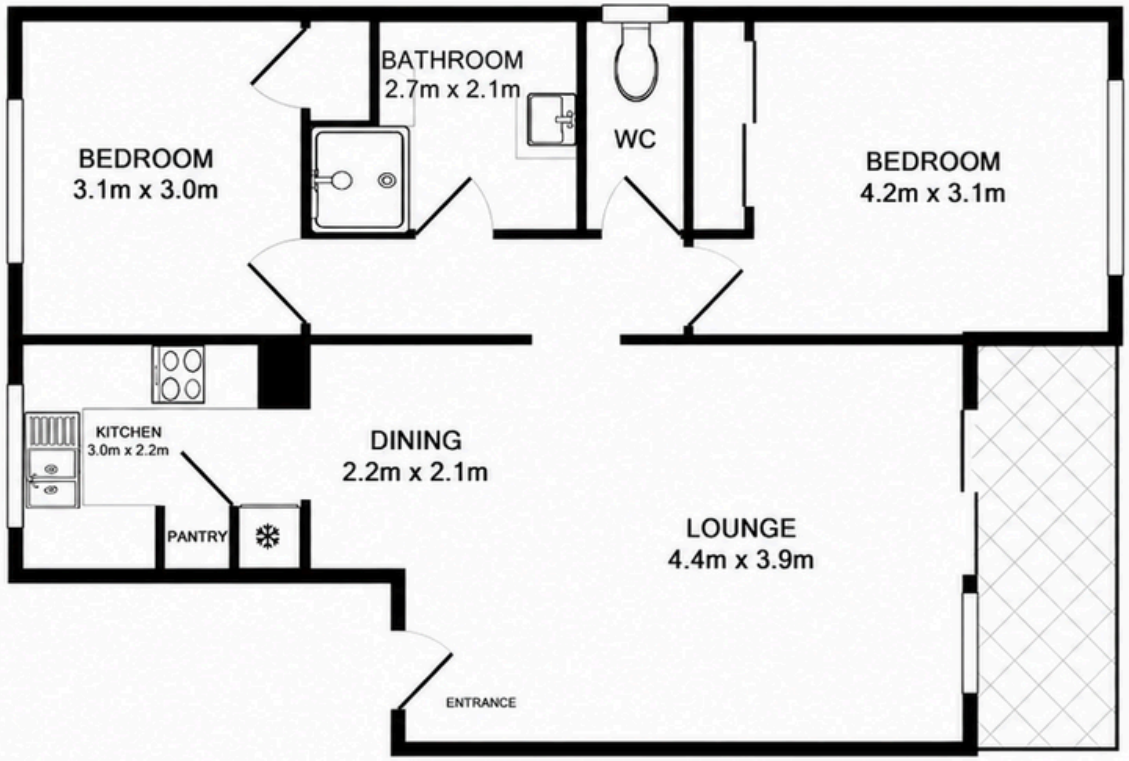
Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735

10/18-20 Sunshine Boulevard **BROADBEACH WATERS**

2 Bedrooms | 1 Bathroom | 1 Secure Car Space

Total Floor Area Approx 75m² or 8 Squares

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

RE/MAX PROPERTY CENTRE