RE/MAX PROPERTY CENTRE

SALE



4/22 Peninsular Drive, Surfers Paradise

RE/MAX PROPERTY CENTRE













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4/22 Peninsular Drive, Surfers Paradise

Perfectly positioned just a short stroll to the golden sands of Surfers Paradise Beach, you'll also enjoy easy access to many restaurants, cafes, shopping, vibrant nightlife, beachside markets and the G-Link light rail.

Set within a boutique complex of only 5 residences with redevelopment potential, this well-priced apartment offers outstanding value and features:

- New carpet and freshly painted - ready to move in.
- Spacious open-plan living and dining area.
- Well-appointed kitchen with stone benchtops.
- 3 generous bedrooms, including a master with ensuite and balcony access.
- 2 well-presented bathrooms.
- North-east facing balcony capturing impressive skyline views.
- Secure single lock-up garage.
- Low body corporate fees.
- Strong rental return, making it ideal for investors.

Whether you're looking to invest, move in or secure a holiday home, this is an exceptional opportunity to purchase in the heart of Surfers Paradise.

3 Bed | 2 Bath | 1 Car

Sale: Offer Over $799,000

Unit size: 107.38m2* including balcony
Car Space: 17.28m2*
Total: 124.66m2*

Total Units in Building: 5
Year Built: 1999*

Aspect: North/East

Pet friendly: Yes subject to B/C approval.
Rates: Approx $1,438.64 per 6 Months*
Investment rate
Water Rates: Approx $425.12 per quarter*
Body Corporate: Approx $63 per week*
Sinking Fund: $90,202.70* refer to Sellers Disclosure Statement.

Rental Appraisal: $780 to $830 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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RE/MAX Property Centre

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.