RE/MAX PROPERTY CENTRE

SALE



5/19 Australia Avenue, Broadbeach 4218

RE/MAX PROPERTY CENTRE













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Set within an exclusive complex of just 5 residences, this expansive 278m2 home delivers the perfect combination of generous indoor and outdoor living. Designed for effortless entertaining, the spacious open-plan layout flows seamlessly onto an enormous north-facing outdoor entertainment area, creating the ideal space to host family and friends or simply relax and enjoy the coastal lifestyle.

Property Features:
- Exclusive whole-floor residence with a desirable north-facing aspect.
- Massive 278m2 floorplan offering house-sized proportions rarely found in apartment living.
- Expansive outdoor entertaining terrace featuring a premium thatched roof entertaining pavilion.
- Enormous open-plan living and dining area with bi-fold timber doors creating seamless indoor and outdoor living.
- Well-appointed kitchen with quality granite benchtops, ample storage and generous preparation space.
- The master retreat featuring a walk-in robe, renovated ensuite, air conditioning and a private balcony with skyline views.
- 3 separate balconies capturing natural light, cooling sea breezes and multiple outdoor living spaces.
- Air conditioning and ceiling fans for year-round comfort.
- Oversized side-by-side double lock-up garage providing secure parking and additional storage.
- Boutique complex of only 5 residences on a 607m2 allotment, with this property holding an impressive 33% lot entitlement share of the land.
- Sparkling in-ground swimming pool surrounded by established landscaped gardens.

Opportunities to secure an entire top-floor residence of this size, in such a tightly held boutique building and within easy walking distance of everything Broadbeach has to offer, are exceptionally rare. Don't miss your chance to secure one of the suburb's most unique lifestyle properties.

3 Bed | 2 Bath | 2 Car | 3 Balconies

Sale: Offers over $1,495,000

Year Built: 1984
Total Units in Building: 5
Floor: 3rd - Top Floor.

Aspect: North

Unit size: 278m2*
Land: 607m2* This unit has 33% of the lot entitlements.*

Pet Friendly: Yes with Body Corp approval.
Council Rates: Approx $2,585.99 per 6 months *
Water Rates: Approx $346.43 per 3 months *
Body Corporate: Approx $127 per week *
Sinking fund: To be confirmed.

Rental Appraisal: $1200 plus per week *

Scan the QR Code for additional 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

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Total: 278m²



This floor plan is for marketing purposes only. Dimensions and layout are approximate. Gives no guarantee or warranty over the accuracy of this plan.