RE/MAX PROPERTY CENTRE

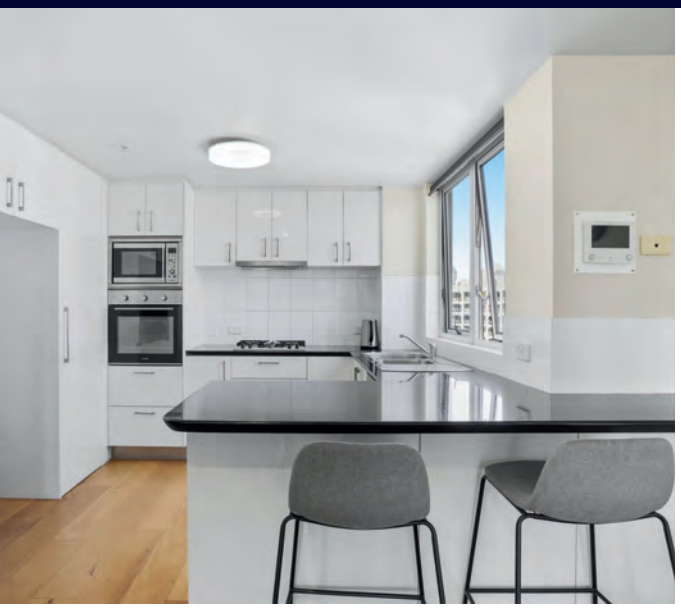
SALE



21/20 Queensland Avenue, Broadbeach

Marketed by Rima Stafford and Chloe Hemsworth

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Boundaries and dimensions are approximate only
Interested parties should conduct their own independent enquir



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21/20 Queensland Avenue, Broadbeach

Oversized, north facing and filled with natural light, this one-bedroom apartment is positioned within Sonata, a quiet, boutique residential only building. Rarely available, over looking green space and sits above the vibrant dining and lifestyle precinct of Broadbeach yet is surprisingly peaceful and private. Best walkable envied lifestyle on the Gold Coast, sort after by many, attained by the savvy who get to call Broadbeach home. Enjoy the security and conveniences of apartment living without the high-rise hustle. Stunning by day, some ocean glimpes, dazzles with city lights at night delivering the best light show in town.

Property Features:
- Located in the heart of Broadbeach
- Mere footsteps from top-rated restaurants and cafés
- Close to Oasis Shopping Centre
- Boutique tightly held building with just two residences per floor
- Spacious enough to install a designated study area
- Ideal to live in, lock up and leave as a second residence
- Currently tenanted with a dream executive tenant
- Additional guest power room and separate large laundry
- Includes basement storage cage
- Building facilities, swimming pool and private residents' BBQ area
- No holiday letting, helping maintain the building's quiet secure residential atmosphere
- A stone's throw from the golden, patrolled surf beach and directly opposite protected parkland "Federation Park"

1 Bed | 1 Bath | 1 Car

Sale: OFFERS INVITED

Internal Size: 77m2 + balcony 11m2 *
+ Car & storage 28m2* Total 139m2*

Level: 7
Total Units: 21 - Two per floor
Year Built: 2002
Aspect: North
Pet Friendly: Yes

Rates: $1,600 per 6 months* (Investor Level)
Water: $425 per quarter*
Body Corp Strata: $2,798 per quarter* ($215 per week*)
Sinking fund balance: $590,897* at 17.09.26

Rental Appraisal: $750 - $825 per week approx* .

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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1 bed | 1 bath | 1 car

Internal: 77m2

Balcony: 11m2

Total: 88m2



This floor plan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omissions or mis-statements. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.

rimastafford.realestate

Rima Stafford

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