

**1/22 Wharf Road, Surfers Paradise, Qld 4217**

**Sold Unit**

Friday, 3 May 2024

1/22 Wharf Road, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Debbie Taylor  
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**\$720,000**

Don't miss this opportunity to embrace the ultimate coastal lifestyle with this beachside retreat. Beautifully updated, this 2 bedroom apartment is in a prime location in Surfers Paradise - Nestled in the boutique complex of 12 apartments called 'Concepcion'. This ground floor gem offers unparalleled convenience with a mere 3-minute stroll to the sandy shores. Currently on a periodic lease, perfect for investors or also ideal if you're looking for a little bit of paradise for yourself! Features include: \* Two Bedrooms: Master with ensuite, built-in robes & private balcony. \* Two Bathrooms: Enjoy the luxury of two bathrooms, including an ensuite, ensuring comfort and convenience for all occupants. \* Front Balcony Oasis: Unwind amidst lush greenery on the front balcony, an idyllic spot to savor a refreshing drink and soak in the coastal ambiance after a day at the beach. \* Separate Laundry: Keep things tidy with a dedicated laundry space, perfect for managing sandy towels and beachwear. \* Tranquil Master Bedroom Balcony: Retreat to the peace and quiet of the master bedroom balcony, offering a serene space to relax and recharge. \* Stylish Kitchen & Open Plan Living: Embrace modern living with a stylish kitchen seamlessly integrated into an open plan living and lounge area, ideal for entertaining or quiet evenings in. \* Entrance Cove: Perfect for privacy & hiding outerwear. \* Secure Underground Parking: Enjoy the convenience and security of underground parking, complete with a private lockable garage door for added peace of mind. \* Resort-style Amenities: Dive into relaxation with access to a sparkling pool nestled amongst leafy grounds within the complex, providing a resort-like experience just steps a hop & a skip from your door... Don't miss this opportunity to embrace the ultimate coastal lifestyle with this beachside retreat. \* Current Rent: \$550pw \* New Rental Appraisal: \$690 - \$740pw \* Bodycorp Fees: Approx. \$118pw \* Council Rates: Approx. \$1,420 Bi-annually \* Water Rates: Approx. \$ 320 pq