

1/33 Australia Avenue, Broadbeach, Qld 4218



Apartment For Sale

Thursday, 21 March 2024

1/33 Australia Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



David Hamilton

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Price by negotiation

Just steps from the beach in the heart of Broadbeach is this rare ground floor 2 bedroom, 2 bathroom apartment that is perfect for anybody seeking low-maintenance living in a prime location. The apartment is conveniently located on the ocean side of the Gold Coast Highway, on the highly sought-after Australia Ave, in a boutique complex of only 6 units. Walk outside your front door and 3 minutes later you can be surfing or sunbaking on the beach. On entry you are welcomed in to this light filled open floor plan unit that connects the kitchen and living areas and flows onto the oversized patio that is perfect for entertaining. The apartment features air-conditioning to the living room and master bedroom for those hot summer days. The fully equipped kitchen features plenty of bench space and the laundry is conveniently located off the kitchen. The master bedroom features an ensuite and a built in wardrobe. The second bedroom features a built in wardrobe and is located next to the main bathroom, which features a bathtub. The gated garage includes 1 car space and the building boasts secure intercom access. This is the dream opportunity for both owner-occupiers or astute investors, with the property's prime location guaranteeing a steady rental yield. The property has been kept in excellent condition and the location simply can't be beat.- 3 minute walk to the beach- Just meters to the Gold Coast light rail system- 5 minute walk to the Broadbeach mall and dining strip boasting a line-up of cafes, restaurants, a grocery store, pharmacy, gyms, medical facilities and the famous Broadbeach nightlife.- 4 minute drive to Pacific Fair shopping centre- 5 minute walk to the Gold Coast Convention and Exhibition Centre- 10 minute walk to the Star Casino- Moments away from ample local amenities and public transport- Body corporate fees approx. \$76 per week- Rental appraisal of \$750 per week- Brisbane City Council rates of \$3.2k p.a- Water rates of \$1.9k p.a. This stylish apartment in an unbeatable location won't last long so please get in touch with us to arrange your viewing.