

**10, 9 & 8/11 Hooker Boulevard, Broadbeach Waters,  
QLD, 4218**



**Sold Townhouse**

Wednesday, 21 June 2023

10, 9 & 8/11 Hooker Boulevard, Broadbeach Waters, QLD, 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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### 3 TOWNHOUSES SIDE BY SIDE

RARELY FOUND IN A CENTRAL LOCATION..

Offers over \$650,000 for each townhouse!

Only moments to the beach, Pacific Fair Shopping Centre and The Star Casino, come and inspect these very spacious 2 bedroom (potential 3rd brm) townhouses in a great central location. Positioned in a small quiet block of 10 with private courtyards, this property boasts 2 large bedrooms all with balconies.

Features Include

- \* Generous open plan tiled air-conditioned lounge/dining
- \* Separate lounge upstairs could easily be covered into 3rd bedroom
- \* Private paved courtyard with lovely gardens and covered patio area
- \* Spacious kitchen appliances including a dishwasher and plenty of cupboard and bench space
- \* Huge master bedroom flowing out to a good sized balcony Mirrored wardrobes with plenty of space in all bedrooms
- \* Balcony off each bedroom
- \* 2 way bathroom with stunning high ceiling and separate shower and a bath
- Separate toilet upstairs and additional toilet powder room downstairs
- \* Laundry
- \* Lock up garage with internal access plus additional carport at the front door for second car.
- \* Owners have direct access to the water

Current Council Rates: ~\$2,140pa approx

Current Water: ~\$1,600pa approx

Current BC Levies: ~\$40 pw approx

- \* The ideal owner occupier apartment or rental
- \* Opportunities like this are rare, so to avoid disappoint contact the agent today.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements