

# 11/45 Australia Avenue, Broadbeach, Qld 4218



## Sold Unit

Friday, 1 September 2023

11/45 Australia Avenue, Broadbeach, Qld 4218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Unit**



Jennifer Stanley  
0433868610

**\$1,025,000**

Introducing a one-of-a-kind gem in Broadbeach. You will not find anything like this! This unique property would have to be one of the largest inner-city apartments spanning over one level! Offering spacious living areas, huge bedrooms and enormous entertaining terraces, plus a three car lock-up garage (side by side). This extraordinary three bedroom apartment promises to captivate your imagination. A blank canvas just waiting to be transformed into a masterpiece of Real Estate Art, by someone with a vision and a passion for design looking for their next project! Immerse yourself with endless possibilities of this impressive apartment comprising of a distinct 228m<sup>2</sup> layout. This property is an open invitation to create a living space that is a reflection of your own style and personality. This solid property is uniquely designed whereby it does not share any common walls with neighboring units, offering all four aspects - North, South, East and West, maximising natural light and great cross ventilation. Plus gorgeous hinterland sunsets, and stunning skyline views at night. Located in the heart of Broadbeach, you'll find yourself effortlessly blending coastal living with urban convenience being within walking distance to the beach, an impressive collection of restaurants & venues, the Star Casino and much more! With its prime location and remarkable potential, this property will attract substantial interest so do not hesitate. - Boutique building of only 12 units- Situated on a 1298m<sup>2</sup> land site- Large bedrooms with substantial wardrobe space- Huge 228m<sup>2</sup> approx. layout - Main bedroom with ensuite and private entertaining terrace with river views- 3 x secure underground lock up car-parks (side by side)- Copious amounts of storage throughout- Large inground swimming pool- 450m to the beach- 30 minutes approximately to Gold Coast Airport- Current rental appraisal \$900-\$950 per week 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.