

**113/40 Watson Esplanade, Surfers Paradise, Qld
4217**



Sold Apartment

Friday, 26 April 2024

113/40 Watson Esplanade, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Greg Gordon
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Contact agent

This property will suit a first homeowner or astute, savvy investor! 11th Floor direct north aspect, huge 117 M2 apartment (including balcony and car space), 180 degree views from all bedrooms and living area to the Nerang river and Gold Coast Hinterland. The Rive Park Building location is within minutes to all hotspots Surfers Paradise has to offer. With the building being very tightly held, this is an opportunity that rarely comes up! * Aspect - Direct North facing apartment both bedrooms & living area have 180 degree views to the Nerang river & views to South Stradbroke Island and the Hinterland. * 11th Floor, huge apartment is 116 M2 only 3 apartments per floor. * Air Conditioning in the living area. * Balcony - overlooking the Nerang River towards Nobby Beach * Pet Friendly * Water Rates - \$28 per week (approx) * Council Rates - \$49 per week (approx) * Body corp - \$170 per week (approx) * Currently rented at \$540 per week till 05/05/2024, is under rented, should be \$750.00 * 1 min walk to bus stops and Hop Ferry Station * 5 min walk to Circle on Cavill Shopping Centre (Woolworths and restaurants) * 4 min walk to Cavill Avenue G: Link Station * 7 min walk to the famed Surfers Paradise beach * 8 mins drive to Pacific Fair, The Star Casino * 10 mins drive to SeaWorld & The Spit * 30 mins drive to Gold Coast Airport

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