

1203/4 Wahroonga Place, Surfers Paradise, Qld 4217 **McGrath**

Apartment For Sale

Friday, 3 May 2024

1203/4 Wahroonga Place, Surfers Paradise, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Telly Karadimos
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Interest above \$780,000

SIMPLY THE BESTThe beautiful Avalon building (only 18 years young) is situated on the Nerang River & is a luxury residential only building. This exceptional Fully Furnished 1 plus -bedroom apartment is located on the 12th floor with spectacular north/west views. Wake up every day to breathtaking river & hinterland views whilst soaking up the glitter of the spectacular night lights of the Gold Coast skyline. Exceptional facilities are complimented by a low body corporate fee. You are within easy walking distance to so many of Surfers Paradise's restaurants & attractions whilst being only a short stroll to sandy world class beaches. Adjoining is a park & playground which is perfect for the young children or family dog, as the building is pet friendly, subject to Body Corp Approval. Features include:- Magnificent river, hinterland & skyline views - 1 Great sized bedroom with WIR plus second room (Spacious study is currently converted to a 2nd bedroom)- Fully Furnished with exceptional furnishings and fittings- Stylish 2-way bathroom with stunning new bench and cupboards, spa bath & separate shower- Stunning spacious living with ceiling to floor windows and new Hybrid flooring - Well-designed gourmet kitchen with plenty of cupboards, S/S dishwasher, gas cook top & oven- Reverse Cycle Ducted Air-Conditioning - Separate integrated laundry plus storage cupboard - Balcony with sliding doors that combine indoor, outdoor living offering spectacular view of the Nerang River. - Only 18 Years old built by The Sunland Group - Live in caretaker and committed committee - Residential Building Only, with 3 lifts & one of the lowest body corps in a high rise on the Gold Coast - Fantastic facilities including, large, heated lap pool, gym, sauna, steam room, spa, theatre, residential lounge, new BBQ and communal entertaining area- Very Healthy sinking Fund- GCCC Rates approx. \$80 per week & Water approx. \$30 per week- Body Corp approximately \$85 per week This is an amazing opportunity to purchase an incredible apartment with views second to none and very affordable outgoings.