

**1403/12-18 Philip Avenue, Broadbeach, Qld 4218**



**Sold Apartment**

Saturday, 4 November 2023

1403/12-18 Philip Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rob Lamb

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**\$1,200,000**

Steps from golden sand and surf, this exceptionally appointed, turn-key apartment is an opportunity to embrace a truly cosmopolitan and coastal lifestyle. Southeast-facing on Level 14 of the award-winning 'Signature Broadbeach', designed by architect Rothelowman, the residence is being offered fully furnished, making it ideal for downsizers or those seeking a lucrative investment. The floor plan has been carefully considered to capitalise on remarkable ocean views with floor-to-ceiling glass sliders opening onto a large, covered balcony from both the master suite and living spaces for true indoor-outdoor living. The contemporary kitchen is equipped with high-end Miele appliances for hosts wanting to impress their guests as they dine before an emerging backdrop of glittering city lights. Immerse yourself in the relaxed and tranquil interiors, accentuated by white walls, oak timber flooring, natural stone benchtops and plush carpets, while taking in cool afternoon sea breezes. As well as proximity to patrolled beaches, parkland and a thriving retail and dining precinct, residents can enjoy the conveniences of a secure car park and storage cage, as well as access to five-star amenities, including a 50m infinity edge pool, gym, sauna and steam room.

**The Highlights:**

- Turn-key beachside apartment on Level 14 of 'Signature Broadbeach'
- 101m<sup>2</sup> floor plan; southeast-facing balcony with panoramic ocean and city skyline views
- Suited to downsizer or investor, offered fully furnished
- Metres to patrolled beaches, cafes, shopping and dining
- Access to five-star amenities including, 50m pool, BBQs, gym, sauna, steam room, cinema room and spa
- Kitchen features island with double sink, built in Miele appliances including four-burner gas cook top, oven and dishwasher
- Master suite has walk-in robe, ensuite tiled walk-in shower, rain shower head, vanity and toilet
- Further bedroom with built-in wardrobe
- Main bathroom has walk-in fully tiled shower, vanity and toilet
- Study nook with built-in desk
- Laundry plus storage
- Ducted air-conditioning
- Secure basement car park
- Secure bicycle parking
- Intercom system
- Pet friendly
- Low body corporate

Signature Broadbeach offers the ultimate beachside lifestyle from its prime position in proximity to a host of amenities. The building is mere steps from Pratten Park, which prefaces a patrolled stretch of sand and surf fronting Kurrawa Beach and Kurrawa Surf Club. The heart of Broadbeach where you will find an array of shops, cafes and world-class restaurants is at 200m, while other popular attractions such as The Star, Gold Coast Convention and Exhibition Centre, and Pacific Fair Shopping Centre are all within 2km. Proximity to the Gold Coast Highway and a host of public transport options including the G-Link tram facilitates easy travel north or south. Capitalise on this exceptional lifestyle or investment opportunity - contact Rob Lamb on 0405 608 601

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.