

# 1501/3440 Surfers Paradise Blvd, Surfers Paradise, Qld 4217



## Sold Apartment

Tuesday, 2 April 2024

1501/3440 Surfers Paradise Blvd, Surfers Paradise, Qld 4217

**Bathrooms: 1**

**Area: 30 m2**

**Type: Apartment**



Jack Chan

0414988850

**\$400,000**

Nestled in the heart of Surfers Paradise, this exquisite beachside studio apartment presents a rare opportunity for an unparalleled lifestyle and investment venture. = The Ultimate Beachside Lifestyle = Step into luxury living with this fully furnished studio apartment, offering an idyllic beachside lifestyle that rivals your dreams. = A Lucrative Investment = Unlock the potential for passive income even while you're away. Entrust the management of your apartment to our capable onsite team and let it become a profitable asset, providing financial support for your vacations. = World-Class Resort Amenities = Indulge in the resort-style living with three levels of recreational facilities: - Immerse yourself in the 20-meter swimming pool - Rejuvenate your senses in the sauna, spa, and steam room - Stay active in the gym or conduct meetings in the designated rooms on Level 27 - Delight in poolside BBQ areas or ascend to the rooftop terrace on Level 41 for breathtaking views of sunrise and sunset. = Luxurious Room Features = Experience contemporary elegance with: - Stylish bulkheads adorned with smart down lighting - Floor-to-ceiling glass panels for abundant natural light - Thoughtfully designed layouts with spacious living areas - Fully furnished interiors, complete with TVs and split air conditioning - Bosch appliances including a gas cooktop - Revel in the mesmerizing city lights at night. = Prime Location = Enjoy unparalleled convenience: - Just a 5-minute walk to the bus stop and G-link tram station - Experience the thrill of V8 Super Car racing from a premium vantage point, free of charge - Merely a stone's throw away from the renowned Surfers Paradise beach. = Income and Usage Options = Maximize your returns with: - Gross income of \$59,805 per annum, with a net income of \$21,625 (Jul 22 - Jun 23) - Approximate ROI of 4.5% (Jul 22 - Jun 23) = Flexible usage options include: - Holiday lease: Utilize the onsite management for your own stays while leasing out the property during vacant periods (conditions apply) - Long-term lease - Personal residence: Enjoy unlimited occupancy and the freedom to switch to lease options as desired. = Expenses = - GCCC Rate & Water: Approximately \$4,960 per annum - Body Corporate: Approximately \$3,720 per annum (\$72 per week). Seize Your Opportunity If you're seeking a blend of lifestyle and investment excellence, seize this opportunity today. Contact Jack Chan at 0414 988 850 now. Advertising Disclaimer: While we have made every effort to ensure the accuracy of this information, we disclaim liability for any errors, omissions, or inaccuracies. Prospective buyers are encouraged to conduct their own due diligence.