

# 16/111 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

JR JOHN REID

## Unit For Sale

Thursday, 19 October 2023

16/111 Rio Vista Boulevard, Broadbeach Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Dan Perry  
0755385566



Elle Anderson  
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## Expression of Interest Closing 6/11/23 at 5pm

When location is paramount this position is unrivalled. East facing and drenched in natural light, the generous floor plan provides an open and free flowing layout between indoor and outdoor living areas. Encompassing 2 spacious bedrooms, a family bathroom, open-plan living, dining and kitchen and an internal laundry, this stylish second floor abode caters for all the creature comforts, without compromise. Nestled within a boutique unit complex, surrounded by 5 acres of lush, tropical gardens with a splendid array of resort style amenities. Enjoy a sparkling pool, tennis court and barbeque area just outside your front door. Take in the leafy green surrounds from your private entertaining balcony, where you can refresh, relax and indulge to your heart's content. Relish in an exceptional location with your serene haven situated only moments away from vibrant shopping and dining hubs, plus pristine sandy beaches. Features include:- Sought after Eastern aspect- Boutique complex with resort style facilities- 2 spacious bedrooms with built-ins- Renovated bathroom with separate toilet- Spacious kitchen- Open plan living and dining- Split-system air-conditioning and ceiling fans- Internal laundry- Wide full-length private balcony with lush green outlook- Single carport- Secure building with intercom - Complex amenities including tennis court, BBQ area and in-ground pool- Body corp \$98 approx. p/w - Sinking Fund \$61,995 approx. - Water rates \$337 approx. quarterly - Council rates \$1207 approx. 6months Suburb profile: The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything - you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.