

1705/4 Wahroonga Place, Surfers Paradise, Qld 4217 **RayWhite**

Sold Apartment

Friday, 3 November 2023

1705/4 Wahroonga Place, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Sarah Richter
0414721778



Augusta Swayn
0477601602

\$700,000

Welcome to 1705 AVALON, your ultimate luxury riverside retreat. The exquisite Avalon building, a mere 16 years old, graces the banks of the Nerang River, serving as an opulent residential-only structure. This exclusive two bedroom apartment resides on the 17th floor, offering captivating 180-degree panoramic north facing views with floor to ceiling windows. Each morning, you'll awaken to awe-inspiring scenes of the river and hinterland, basking in the sparkling brilliance of the Gold Coast skyline at night. Impeccably renovated and meticulously designed to maximize space, while exuding an aura of opulence. This unit features engineered timber flooring throughout, a striking TV wall with a built-in 75" Samsung smart television, and a kitchen adorned with an elegant stone countertop and Miele appliances. The Tinted Glass Splashback adds a modern touch. Key Features:

- 1 Underground secure car park (with plenty of visitor bays)
- Electric roller blinds throughout giving complete privacy
- Stunning master bedroom with balcony access and private spa bath
- Second bedroom with large double mirror wardrobe
- Stylish bathroom with separate shower and bath overlooking the north facing views
- Ducted air conditioning throughout
- Balcony with sliding doors that combine indoor, outdoor living offering spectacular view of the Nerang River.
- Hide-away laundry, loads of cupboard space throughout
- Potential to purchase fully furnished ready to move in
- In-house cinema
- Indoor steam rooms
- Indoor saunas
- Fully equipped gymnasium
- 30m lap pool & Spa
- Boutique residential only building (only 6 units per floor)
- With 3 lifts and one of the lowest body corps in a high rise on the Gold Coast

Located in the tranquil riverside area of Surfers Paradise, the Avalon apartment offers an escape from the bustling city center, yet it's conveniently close to a variety of activities. Exceptional amenities are paired with a modest body corporate fee of around \$80* per week. You'll find yourself in easy reach of numerous Surfers Paradise restaurants and attractions, with world-class sandy beaches just a short walk away. Adjacent to the building, a park, playground, river walk and access. A beckon for families with young children or beloved pets, as this residence is pet-friendly, pending Body Corp Approval.

Proximity:

- A mere 1-minute walk to Bus stops and Hopo Ferry Station
- 2-minute walk to Circle on Cavill Shopping Centre (featuring Woolworths and restaurants)
- 4-minute walk to Cavill Avenue G:Link Station (soon to be connected through to the Gold Coast Airport)
- 7-minute walk to the Beach
- An 8-minute drive to Pacific Fair and The Star Casino
- 10-minute drive to Seaworld and The Spit
- Just 30 minutes drive from Gold Coast Airport

Ready and awaiting you to move in or rent out. Investors can enjoy a remarkable return on investment while benefiting from the continued growth of the Gold Coast property market. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. *denotes approximate measurements