

20/40-42 Riverview Parade, Surfers Paradise, Qld 4217

— **Realty** Coastal

Apartment For Sale

Tuesday, 14 November 2023

20/40-42 Riverview Parade, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 127 m2

Type: Apartment



Tolemy Stevens
0755266999

\$1,249,000 Neg

20 'SENTINEL' 40-42 RIVERVIEW PARADE, SURFERS PARADISEA luxurious apartment within one of the Gold Coast's most sought-after residential-only buildings is now on the market. Situated on the 7th floor, welcome yourself home to the luxury and sophistication this residence has to offer. Offering panoramic views of the city skyline, river, Broadwater, mountains and beyond, this stunning residence boasts open plan living areas, spacious dining and a gourmet entertainer's kitchen flowing through to alfresco terrace areas ideal for taking in those spectacular sunsets. Boasting 127m², this light filled residence features 2 bedrooms + study, 2 bathrooms and a desirable Northern Aspect. Enjoy Sunrise to Sunset with ocean and hinterland facing balconies allowing the breezes off the ocean to flow through. There's ample storage throughout, separate laundry and one car space and large storage cage on title. Residents at Sentinel enjoy the finest five-star facilities including a riverfront infinity-edge swimming pool, fully equipped gymnasium, BBQ facilities, indoor and outdoor entertaining areas surrounded by manicured gardens. With a quiet location in the coveted enclave of Budds Beach, apartment offerings in Sentinel are rarely available and this is the only apartment for sale in the entire building. Tucked just behind the heart of Surfers Paradise and nestled on the Nerang River with iconic Bumbles Cafe and beachfront parkland, the perfect place to relax and enjoy with friends and family, go fishing, or paddle-boarding. Moments from the renowned surf beach and all the shops, restaurants, cafes and entertainment venues of this vibrant city centre and adjacent Chevron Island, it offers the convenience of a short walk to the G:link light rail, a six-minute drive to Surfers Paradise State School, a nine-minute drive to TSS and Saint Hildas Private Schools, and a seven minute drive to HOTA. The perfect residence for anyone who appreciates a low maintenance, yet luxurious lifestyle without having to compromise on space in the Gold Coast's premium riverside location of Budds Beach. Sellers have purchased elsewhere and instructed that all offers be submitted.

- Luxurious Riverfront Residence on Level 7
- 127m² - 2 bedrooms + study, 2 bathrooms
- Modern Gourmet Kitchen
- Immaculate condition - not a cent to be spent
- Spacious indoor and outdoor entertaining areas
- Breathtaking panoramic views by day and night
- Multiple balconies, watch sunrise to sunset
- Lots of natural light, Sun-drenched balconies
- Ducted air conditioning throughout
- secure encrypted lift access to the apartment level
- Quiet absolute riverfront location with private resort style facilities and grounds
- Short walk to cafes, restaurants, beaches, and the light rail
- The ideal permanent residence or coastal holiday home
- One car space plus large storage cage on title
- Residential only building - no holiday letting - private and quiet

Asking \$1,249,000 Neg Exclusively Listed by Tolemy Stevens - Luxury Property Specialist www.tolemystevens.com.au 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.