

**205/35-45 Palm Avenue, Surfers Paradise, Qld 4217**



**Sold Unit**

Saturday, 19 August 2023

205/35-45 Palm Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$505,111**

The Aaron Smith Team is proud to bring to the market this two-bedroom two bathroom apartment in exclusive Budds Beach offering the perfect 'invest & forget' lifestyle. Situated just metres from golden beaches, the river and central Surfers Paradise with transport links and the new light rail right on the doorstep. - Reverse cycle air conditioning- Bedroom one with walk through robe, Bedroom two with built-in wardrobe- Main bathroom with laundry- Open plan living/dining area- Offered fully furnished- Popular ground floor apartment with secure basement parking. Resort features include a heated pool, spa, half tennis court, underground security parking and BBQ area gardens. Body Corporate approx \$120 pw. Currently in the rental holiday pool, can be moved to permanent rental of \$650 pw. Contact the exclusive agent today to organize your very own private inspection, this property won't last long in this position - act quick! Disclaimer: In the preparation of this document, we have used our best endeavors to ensure that the information contained herein is true and accurate and 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 any information contained herein. First open Monday August 7th - 11 am. Famously known as the tourist capital of the Gold Coast, Surfers Paradise is located centrally on the coastline. With numerous high-rise developments boasting sleek architectural features, enhanced by panoramic ocean views, apartments, units and homes all have the opportunities of the Surfers lifestyle. Q1 is the world's tallest apartment tower and is an absolute landmark. The streets and surrounds of Surfers are jam-packed with activities, entertainment and fun everywhere you turn. It is renowned for fine dining, fantastic shopping and a busy nightlife. Surfers Paradise lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity. Situated in prime central location within the holiday capital of the Gold Coast, Surfers Paradise. Transport is at your door step with bus stop and light rail at the end of the street making Broadbeach and Southport at arm's reach. Walking distance to local shops, restaurants, doctors and popular beach spots.