

**2077/9 Ferny Avenue, Surfers Paradise, Qld 4217**



**Sold Apartment**

Friday, 6 October 2023

2077/9 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

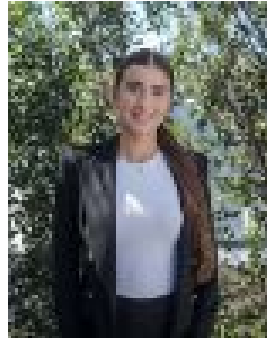
**Parkings: 1**

**Area: 90 m2**

**Type: Apartment**



Patrick Ear  
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**\$640,000**

Immaculately cared for two bedroom apartment in Circle on Cavill boasting hinterland views. Centrally located amidst Surfers Paradise thriving restaurant and entertainment scene, this apartment offers you opportunity to own a spacious and modern apartment in the heart of the city. Owners have converted the study into a FULL second bedroom, making use of the space. The perfect location in Surfers Paradise, with Woolworths just downstairs you won't have an issue with fresh food supply. As soon as you are downstairs, there are a number of cafes, restaurants and eateries for you to enjoy. Only moments to public transport with Cavill Avenue Tram Stop outside your doorstep. Finishes & Features include Stone Bench Tops, Euro Appliances, Porcelain tiles, High Ceilings, Air Conditioning/Heating, Security Intercom, Internet and Cable TV Capable, and floor-to-ceiling glass. Body corporate: \$112.00 approx per week Council Rates: \$1800 approx annually Water Rates: \$1200 approx annually Holiday Let Return: \$27,438 net inc cleaning fee (April 2023 - Sept 2023) Permanent rental appraisal: \$650 - \$700 p/w Resort facilities, including 3 Swimming Pools (one Heated 25m Lap Pool), Cinema Massive Gymnasium Steam Rooms Sauna Resident Function Room Resident Lounge on level 55 Internet lounge Children's Playground 4 BBQ's All offers will be submitted, make an offer! Proudly presented by ALL EARS team. Patrick Ear 1800 ALL EARS patrick.ear@raywhite.com Elke Exarhos 0477 971 100 elke.exarhos@raywhite.com Patrick Ear - Gold Coast resident since 1995. Are you selling? Obligation free chat. IM ALL EARS - 1800 ALL EARS (1800 255 327) Disclaimer: 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