

**208 & 209/140-144 Ferny Avenue, Surfers Paradise,
Qld 4217**



Apartment For Sale

Thursday, 13 June 2024

208 & 209/140-144 Ferny Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Area: 113 m2

Type: Apartment



Jodie Bell
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Openn Offers above \$400,000

FINAL OFFER STAGE Tues 2nd July 2024 at 6PM (QLD Time) online at www.openn.com.au This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**: <https://youtu.be/r9cy8koTJ5k> To take an Online 3D Tour of this property, please click on the link below**: <https://my.matterport.com/show/?m=DBhyR7r7UPF> To watch a Video on how to place an offer on this property 24/7, please click on link below**: <https://youtu.be/pJ1Pg8lfqKg?si=kHFUbdD2qsI4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**: <https://anz.openn.com/app/p/cpjuc2fjndm35jael8n0> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Jodie Bell team would like to Welcome you to this new Dual Key listing at the 'Sovereign Gold Coast'. Enjoy the benefits of this great Northern Surfers Paradise position, with access to both Surfers Paradise and Southport shopping and entertaining hubs. Perfectly placed in a sought-after location just steps to the golden sands of the Gold Coast beaches. A quiet retreat in Surfers Paradise yet close to shopping, dining, G;link light rail, bus transport and attractions. This dual key opportunity at Alpha Sovereign is ideal for those seeking quintessential Gold Coast living with the flexibility of a dual income. The one-bedroom apartment features a modern and welcoming space with a lounge, dining area and the convenience of a kitchenette with sink whilst the studio apartment is configured with bedroom and living space all-in-one. Both feature air-conditioning and separate balconies overlooking the stunning lagoon pool and Surfers Paradise skyline. The 'Sovereign Gold Coast' boasts exceptional facilities so you can relax and make the most of your leisure time. Set in a tranquil setting with an intimate atmosphere, where the facilities are well designed and laid out. It's just a short walk to the low-key and relaxed vibe of Budds Beach - a top spot to watch stunning sunsets or indulge at the renown Bumbles Cafe. Features you'll love:- Unique Dual Key Apartment Investment Opportunity- 2 bedrooms, both with BIR's- 2 Bathroom - Air conditioned open plan living/dining areas that open onto balcony- Two private balconies overlooking the stunning lagoon pool- Beautiful Surfers Paradise and tropical district views from level 2- Washing machines in each apartment- High ceilings and neutral interiors The Sovereign features the following:- Tropical resort gardens, well maintained building- Sparkling resort pool, sauna and spa with sun lounges- Alfresco dining area next to pool- Malaysian restaurant in-house- Well equipped gymnasium with clean/modern machines- BBQ facilities with undercover entertaining area with seating- Security card access to common areas, underground parking and floor levels- Reception and spacious lobby- High speed internet available- Undercover security parking (subject to availability) Just a three minute walk to the beach via your own private gate and two tram stops to Cavill Avenue - the heart of Surfers Paradise. Easy access to transit, shops, restaurants. Please note: The photos online indicate which items of furniture are included with the sale, the 3D tour and video display personal items that belong to the tenants. The resort is not pet friendly. PROPERTY INFORMATION Gold Coast City Council Rates: \$2,415* p.a. approx Gold Coast City Water Rates: \$1,550* p.a. approx Body Corp: \$203* per week approx Built: 1997* Currently tenanted with a combined rental income of \$840 per week for lease/investment opportunity Unit 208 - Currently tenanted at \$360 per week until 25.03.2025 Unit 209 - Currently tenanted at \$480 per week until 24.06.2025* denotes approximate measurements You'll love how central to everything you are here. A rare opportunity to purchase in an unbeatable location. For further information or to arrange a private inspection please contact Jodie Bell or Brad Scott. 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. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly or have a compromised immune system.- Please practice social distancing at all inspections to help minimise the spread of COVID-19.