

20A/3540 Main Beach Parade, Main Beach, Qld 4217



## Apartment For Sale

Friday, 17 May 2024

20A/3540 Main Beach Parade, Main Beach, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 127 m2

Type: Apartment



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## Auction

Immerse yourself in a leisurely coastal lifestyle with this turn-key apartment only a short walk from patrolled surf and the vibrant amenities of Tedder Avenue. Facing east on Level 20 of 'Sunbird Beach Resort', the apartment takes in unobstructed views spanning the ocean, hinterland and city skyline stretching as far south as Coolangatta. Banks of glazing maximise the natural light in the open living, dining and kitchen zone, creating an inviting space in which to cook, relax and connect. This area integrates with the beach-facing balcony, where you can dine against a breathtaking coastal backdrop. The floor plan hosts two sizeable bedrooms, with the primary one featuring a walk-in robe and ensuite. The main bathroom boasts a built-in bath, where you can luxuriate after a day spent soaking up the sun, sand and surf. One secure basement car park is also designated to the apartment. Resort-level amenities including indoor and outdoor pools, a tennis court, squash court, gym and outdoor dining area with barbecue facilities elevate the holiday lifestyle on offer at Sunbird Beach Resort. Low-maintenance and located for easy access to the ocean, Broadwater and popular shopping and dining destinations, this property is equally appealing as a primary residence, lock-and-leave holiday home or lucrative investment opportunity. The Highlights: - Level 20 apartment inside Sunbird Beach Resort- East-facing with elevated views spanning the ocean to Coolangatta plus the river, city skyline and hinterland- Envidable beachside position opposite Lifeguard Tower 39, walking distance to Tedder Avenue- Access to communal amenities, including indoor plunge pool, outdoor heated pool with kids' pool, sauna, tennis court, squash court, gymnasium, BBQ facilities and outdoor dining area- Practical tiling and extensive glazing throughout- Light-filled open living, dining and kitchen space opens onto beach-facing balcony- Kitchen features Bosch oven and four-burner electric cooktop; Smeg rangehood; integrated microwave; dishwasher and double sink; ample storage and bench space- Master bedroom features private balcony, walk-in robe and ensuite with shower, single vanity and toilet- One additional bedroom with built-in robes- Main bathroom features built-in bath, shower, single vanity and toilet- Laundry has sink and storage- Floor-to-ceiling tiles in bathrooms and laundry- Split-cycle air-conditioning system in living zone and bedrooms- Came (BPT) intercom system- One secure basement car park

Outgoings & Income:- Council Rates: \$6,118.90 per annum approximately- Water Rates: \$1,721.08 per annum approximately- Body Corporate Rates: \$219.49 per week approximately- Rental Appraisal: \$1,000 - \$1,100 per week approximately

Main Beach is a vibrant and tightly-held coastal suburb, favoured for its unique position surrounded by the beach, the Broadwater and Main River. A patrolled stretch of sand and surf is less than 100m from the doorstep, while Narrowneck Park, a lush beachfront park, is also only a short stroll. Tedder Avenue lifestyle precinct, which offers an array of dining, shopping, beauty and wellness venues, is a 500m walk, while the luxury retail destination of Marina Mirage is 1.7km away. Other popular attractions, including Southport Yacht Club and SeaWorld, are also within 1.7km. Proximity to the Gold Coast Highway and convenient public transport options facilitates easy travel north or south. Secure a low-maintenance beachside apartment with stunning coastal views - contact Danny Stanley on 0407 876 841.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.