

2202/10-12 First Avenue, Broadbeach, Qld 4218



Apartment For Sale

Thursday, 15 February 2024

2202/10-12 First Avenue, Broadbeach, Qld 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 209 m2

Type: Apartment



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Auction

As soon as you step foot into Vue, it's immediately apparent you are walking into a well considered and curated space, where attention to detail and finish was top of mind throughout construction. Vue's appeal only amplifies upon inspection as your eyes pick up on the fine details consistent throughout the entire building, and indeed the luxuriously appointed apartment. 2202 sets your senses alight taking in the exquisite styling, open plan living and dining, stone kitchen, and the captivating ocean views and beyond into the deep blue of the Pacific Ocean - you are instantly put at ease and feel like you've arrived into your sanctuary. Exquisitely styled to perfection capitalising on the extremely well-designed floor plan that is generous in every way, with every detail you'd want in a home of this level. The 209m² floor plate has balconies extending directly off the living area and master suite; an intelligent design and efficient use of space. The kitchen and butler's pantry are clad in waterfall stone benchtops and splashbacks, soft-close white timber cabinetry, breakfast bar, substantial butler's pantry, integrated Fisher & Paykel fridge and dishwasher, well scaled in proportions with plentiful cabinet space, and separate glassware cupboards. The bedrooms are well sized, have floor-to-ceiling double glazed windows with ocean/skyline/mountain views. Two bedrooms are en suited, a 3rd bathroom, and a study which could potentially be a 4th bedroom. The apartment features high ceilings to provide a stunning entrance, taking in views directly out to the ocean. The apartment also has 2 side by side car spaces on the entry level, with a generous storage cage also on title. The facilities are highly designed and some of the finest you'll see anywhere on the Gold Coast. The stunning use of light, stone, wood, steel, landscaping to provide a resident's lounge that is simply beautiful, functional, and well complimented by the pool, spa, sauna, indoor and outdoor BBQ facilities. The furniture is included to facilitate a seamless transaction - your home or instant investment perfectly curated - this is a true win-win situation. Excellent returns may be achieved through a highly organised and discerning onsite management team, who can manage the rental or holiday let, to ensure your investment remains profitable and well cared for. Sky-homes of this calibre, finish, location, desirability, quality, very rarely arise. This is one to inspect now to fully appreciate 2202's qualities.

Apartment:- 3 Bedrooms, 3 bathrooms, full study (4th bedroom), butler's pantry, separate laundry, internal storage, 2 car side by side spaces (at entrance), storage cage on title- East, South, West aspect, 209m², 182m² internal, 27m² balcony, plus car and storage- Smeg oven and cooktop, Fisher & Paykel integrated fridge and dishwasher- Stunning ocean views at an excellent height- Generous balconies extending off the living- Andrew's Projects renowned level of finishes throughout- Only 2 apartments on level 22

Financials: Rates \$2,167 last half Water \$433 last quarter Body Corporate \$156 per week (sinking fund \$130,201 as of 14.12.23) Rental Assessment \$2,000 - \$2,100 per week

Facilities- Pool, spa, sauna- Two outdoor entertaining areas- Stunning resident's lounge (dining, kitchen, lounge)- Electric car charge station- Visitor car parking- Secure access and camera network

Location 120m Beach 350m Light rail 1.1km Broadbeach dining and shopping precinct 1.1km Northcliffe Surf Lifesaving Club 1.7km Star Casino 2km Surfers Paradise 2.1km Pacific Fair - World class shopping 5km Pindara Private Hospital 12km or less are 15+ golf courses 20km Gold Coast International Airport

Building: Developer - Andrew's Projects (further detail below) Builder - Hutchinson's Architect - Hamilton Hayes Henderson Land - 1214m² 271 apartments over 24 levels Awards - Multiple for 2020

Developer: Andrew's Projects is a proud family business where the word legacy is top of mind, with each aspect of the business personally overseen by a member of the family. Every millimetre of each project has their focus, from conception to completion and maturity, it is a point of pride for the family. Each building is a legacy project bearing the AP stamp, giving buyers confidence their investment retains its allure for decades to come. 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. 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. * denotes approximate measurements.