

23/1 The Esplanade, Surfers Paradise, Qld 4217

— **Ray White** Coastal

Apartment For Sale

Friday, 22 March 2024

23/1 The Esplanade, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 115 m2

Type: Apartment



Tolemy Stevens
0755266999

Auction

23/1 THE ESPLANADE, SURFERS PARADISE The Ocean side 2-bedroom apartments within "ONE" are without doubt THE most tightly held 2-bedrooms along the Beachfront of Surfers Paradise and boasting arguably the finest beachfront position in Surfers Paradise. The only true North facing, absolute beachfront site on the entire Gold Coast. This is as good as it gets. Occupying the entire Eastern side of the 9th floor "Oceanside", this spacious 115m² renovated apartment is washed in natural light taking in the North + East and Southern aspects, with the living and balcony on the protected Northern side. Boasting stunning ocean views up and down the coastline never to be built out, views that stretch from Coolangatta to Moreton Island and the amazing glistening lights of the Skyline at night. The ideal height still being connected with the sand and the surf. The ultimate coastal holiday home, permanent residence or returning investment, either way the choice is yours with no restrictions. Apartment features: • 2 bedrooms, 2 bathrooms, 1 secure car park • Sublime Ocean, City and Hinterland views • Only 3 apartments per floor • Unobstructed Ocean views, never to be built out • Sun-drenched North facing balcony • Boutique, highly sought-after building • Generous master bedroom with ensuite • Air-conditioned, low maintenance, separate laundry • Renovated and furnished • Light filling living / dining space that seamlessly flows to balcony Building: • Only 44 apartments - Boutique building • Built in 1972 • Sitting on an iconic 2,527m² site • Very good condition and well kept • Holiday letting available, onsite managers are contracted • Windows/glazing/balustrading replaced approximately 10 years ago On-site facilities: • Absolute Beachfront with direct beach access • Large, heated saltwater pool North facing • BBQ facilities Situated in a quiet location yet only a 3-minute walk from Cavill Avenue where there's hundreds of shops, restaurants, cafes and entertaining or take a 2-minute walk to the G-Link tram station or 5 min car trip which can take you to Pacific Fair, Broadbeach Convention centre, Star Casino, Oasis shopping centre, Marina Mirage, Yacht Club and more. Motivated interstate sellers have instructed for all offers to be submitted, as the property will be SOLD. AUCTION - 11am "on-site" in apartment, Friday 12th April 2024 "if not sold prior" Exclusively Listed by Tolemy Stevens of Coastal - Luxury Beachfront Specialist. www.tolemystevens.com.au 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. 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.