

**23/11-17 Philip Avenue, Broadbeach, Qld 4218**

 Ray White Coastal

**Apartment For Sale**

Wednesday, 12 June 2024

23/11-17 Philip Avenue, Broadbeach, Qld 4218

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



Shaun Bourke  
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## Offers Over \$539,000

This beautifully presented, 1 bedroom apartment in the tightly held "Aruba Sands Resort" is located on the first floor of this secure and well-maintained walk up, in the heart of Broadbeach and only steps to the beach at the end of the street! Highly desirable yet rarely available, this gorgeous apartment is located on the preferred middle floor at the front of the building, with a spacious open plan living and dining area that flows to a generous covered balcony. Peaceful and private with a pleasant leafy outlook and lovely sea breezes, this beachside beauty is move in ready! Perfect for owner-occupiers seeking a relaxed, low maintenance lifestyle, astute investors looking for excellent rental returns or lock and leave holiday makers. Recently updated and being sold with brand new quality furniture, this one ticks all the boxes! Features: \* Sought after, one bedroom apartment on level 1 \* Recently updated, move in ready\* Modern kitchen with new ceaserstone benches, stainless steel cooktop, rangehood, dishwasher and sleek splashback\* New hybrid floating floor, custom made curtains\* Spacious open plan living and dining with study nook flowing to covered balcony\* Good size bedroom with large mirrored wardrobe and balcony access\* Large modern bathroom with integrated laundry\* Brand new air conditioner, ceiling fan in bedroom \* Freshly painted\* Secure underground car space\* Fully furnished with brand new quality furnishingsBuilding Features:\* Heated inground pool\* Spa and BBQ Area\* Well maintained, secure 3 level walk up\* Fantastic Broadbeach locationIdeally located in tree-lined Philip Avenue with Pratten Park and the beach at the end of the street and an easy stroll to Oasis Shopping Centre, restaurants, the Star Casino, G-Link light rail and Pacific Fair Shopping Centre.One of the best buys in Broadbeach, act fast for this one - call Shaun Bourke today on 0404 649 537!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.