

**23/132-138 Ferny Avenue, Surfers Paradise, Qld  
4217**



**Sold House**

Tuesday, 9 April 2024

23/132-138 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Glenn Shillig  
0755381555

**\$369,050**

On offer is this large 80m<sup>2</sup> one bedroom unit, situated in the 'Sovereign on the Gold Coast' building. Apartment 232 is situated on the 2nd floor with a west facing aspect. The large balcony overlooks the quiet residential street and provides views of the beautiful hinterland and mountain scape. 'Sovereign on the Gold Coast' is perfectly positioned right next to stunning Bud's Beach and is just a 5-minute walk from Cavill Avenue. Which offers all of Surfers Paradise's finest Shops, Cafes, Restaurants, Bars, Nightclubs and of course the famous Surfers Paradise Beach. Property Features: • One bedroom • One bathroom • Air-conditioning • Ceiling fan • Furnished • Large size of 80m<sup>2</sup> • Second floor apartment • West facing aspect • Large private balcony Building features you will love: • Secure car parking (on a first come basis) • Lagoon pool with lounges • Spa • Sauna • Fully equipped gym • BBQ area • Games room • Popular Malaysian restaurant • On-site holiday letting pool with high yield returns • Rental appraisal \$550.00/week Body corporate approximately \$133/week Rates approximately \$75/week Water approximately \$31/week Potential to earn \$30,000-\$35,000 per annum through the onsite managers. This property is in high demand and won't be on the market for long! Please contact me today for further information and/or to arrange an inspection. \*Please note the photos are of a very similar unit. Please request photos of actual unit from the agents\* Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.