

**23/3490-3494 Main Beach Parade, Main Beach, Qld  
4217**



## **Apartment For Sale**

Friday, 3 November 2023

23/3490-3494 Main Beach Parade, Main Beach, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Apartment**



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## Interest over \$975,000

Experience the allure of beachfront living with Apartment 23 in Ocean Park Towers, located in the exclusive suburb of Main Beach. This light-filled residence on the seventh floor boasts an enviable location with immediate access to both Narrowneck Beach and the Nerang River. Just a short walk from bustling Tedder Avenue, this property is directly adjacent to the beach and offers uninterrupted views of the Pacific Ocean, Nerang River, Gold Coast Hinterland, and Macintosh Island Parklands. The 119sqm apartment features:

- An open-plan living and dining area
- A kitchen with an unbroken view of the river
- Two bedrooms and two bathrooms
- Secure underground parking for one vehicle
- A spacious primary suite with an ensuite bathroom
- A separate laundry room
- A large, north-facing balcony
- Split System Air Conditioner
- Pet-friendly policy (subject to body corporate approval)

The building offers a range of amenities:

- A swimming pool, BBQ, and outdoor dining area
- Ample visitor parking
- Well-maintained security with an intercom system
- Only three units per floor and no holiday letting
- A total of just 36 apartments
- Onsite management

The building is carefully maintained by a dedicated onsite manager. Significant upgrades have been undertaken in recent years, including a full refurbishment of the lobby, restoration of the pool, repainting of the building, and replacement of all lifts. Regular maintenance work is also carried out diligently. The property's superb location puts it moments away from dynamic Tedder Avenue, brimming with shops, restaurants, and cafes. It's also conveniently situated just 1 kilometre from the pristine broadwater and marina, offering limitless lifestyle and recreational opportunities. The impending Midwater development on the neighbouring block promises to enhance the already desirable location even further. Don't miss this opportunity to experience an unparalleled coastal lifestyle at Apartment 23 in Ocean Park Towers. Please note: Every effort has been made to ensure the accuracy of this information, but circumstances may affect its correctness. We recommend verifying all details prior to purchase.