

2305/9 Ferny Avenue, Surfers Paradise, Qld 4217

— **Coastal**

Apartment For Sale

Wednesday, 14 February 2024

2305/9 Ferny Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 127 m2

Type: Apartment



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\$1,190,000

The moment you walk through the door you are instantly greeted by breathtaking views of the Pacific Ocean, Surfers Skyline and Southern Coastline all which is complemented by the floor to ceiling windows and high ceilings. Situated in Tower 2, the desired North Building and commanding the South East corner of the building which allows for an abundance of natural light and excellent layout orientation capturing views from both bedrooms, kitchen and living area! Needing no introduction is the Circle on Cavill towers. Renowned for its world class facilities, alongside it's perfect location, you will be spoilt by an array of facilities at ground level including Woolworths, cafes, restaurants, boutique shopping and all other entertainment. Property features: • Two bedrooms, two bathrooms, approximately 127m² of living and entertaining in the heart of Surfers Paradise • Located on level 30 • Desired layout, maximising views and natural light • Modern kitchen with gas cooking and stone countertops • Master bedroom featuring walk-in wardrobe and spa bath ensuite with ocean views • Large balcony with wind breaker • Quality fixtures and fittings throughout • Stone Benchtops in both kitchen and bathrooms • Floor to ceiling tiles in bathrooms • Ducted air conditioning • Pet friendly building • One secure underground car space

Circle on Cavill Resort Facilities on offer: • Outdoor lagoon pool, lap pool & spa as well as a heated indoor pool • Steam & sauna rooms • BBQ area • 24 hour reception • Internet lounge & theatre • Fully equipped gymnasium • Children games room

Financials: Body corporate - Approx. \$146 per week
Water rates - Approx. \$220 per quarter + Usage
Holiday Rental Income Fin Year 22-23 - Gross \$94,827.73/Net \$46,747.93
Rental Estimate - Approx. \$950 - \$1000 per week

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