

**2387/9 Ferny Avenue, Surfers Paradise, Qld 4217**



**Sold Apartment**

Thursday, 13 June 2024

2387/9 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$660,000**

Do not miss the opportunity to inspect this rarely available, spectacular 1+ study apartment with breathtaking water views in the Mantra North Tower on level 38. Featuring state-of-the-art facilities and modern finishes, this apartment is situated in a prime location with shops, fine dining, and entertainment right on your doorstep. The world-renowned Surfers Paradise beach is also within walking distance. The open-plan layout seamlessly connects the living, dining, and kitchen areas, complete with gas cooktops, creating a spacious and inviting atmosphere. The study area provides a versatile space suitable for a home office, guest room, or additional storage space. You can also enjoy the refreshing sea breeze on the private balcony. The top-class resort-style facilities include three swimming pools, a spa, a fully equipped gym, sauna rooms, steam rooms, a theatre, BBQ areas, meeting rooms, and function rooms. This is a full strata titled apartment, so you can reside permanently, leave it vacant, utilise it as a private holiday home, Airbnb, 6-12-month tenant, or hotel holiday pool, either way, the choice is yours with no restrictions. Property Features:- Modern Finishes throughout- Located on the 38th floor- Ducted air conditioning throughout (updated in 2022)- Open-plan living and kitchen- New carpets and gas cooktops- Views of Nerang River, Hinterland and City views- Building facilities include pools, gym, BBQ and entertainment area- On-site management- Pet-friendly building- 24/7 Security- Secure and exclusive car space- Walking distance to Surfers Paradise beach- Variety of bars & restaurants downstairs- 1.46 km to Surfers Paradise State School- 3.81 km to Benowa State High School 3.81 km- Water Rate: Approx \$258.95/Qtr- Council Rate: Approx \$2,803.26 p.a- Body Corporate / Strata Fees: Approx. \$1,593.29/Qtr includes insurance- Rental income \$2,750/monthly expiry on 20/07/2024.- Rental appraisal of \$800/weekly with current market. Disclaimer: We used our best endeavors to ensure that the information contained herein is true and correct but accept no responsibility and disclaim all responsibility in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.