

**23B/11 Hanlan Street, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Wednesday, 25 October 2023

23B/11 Hanlan Street, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$1,200,000**

**SURFERS PARADISE \$1,200,000 AT THE BEACHFRONT PANORAMIC OCEAN SURF CITY VIEWS 23B/11 Hanlan Street**  
Big As The Ritz-Prime location BALLAH - Paradise Centre Resort Apartments. Rarely offered north facing apartment in the tightly held prestigious Ballah building and amidst beautiful lush tropical gardens and manicured lawns. Perfectly positioned on the 23rd floor and boasting a favoured north aspect and in the heart of Surfers Paradise with the beach only 30 metres away. This family size apartment boasts an impressive layout of generous proportions - 130m<sup>2</sup> approx. Bathed in natural light and enjoying cooling sea breezes this property comprises an entertainers lounge enjoying spectacular ocean vista, large dining alcove, entrance foyer, ideal kitchen with ample bench space, two attractive bedrooms, built-ins, main with stylish ensuite, full length northerly balcony off the living and bedroom with mesmerising 180 degree views, internal laundry, security car space. This apartment is being offered including furniture-inventory available on request. Options - holiday pool, permanent rental or owner occupy. Gross Rental Income 1/7/2022 - 30/6/2023 \$69,385 Body Corp \$255 per week approx. Council Rates \$3666 per annum approx. OPPORTUNITY KNOCKS RUN FOR THIS ONE Paradise Centre Twin Towers Resort Apartments world class resort facilities include: Gymnasium Floodlit Tennis Court Spa Sauna Tour Desk 2 Outdoor Pools + children's pool BBQ area Direct access to shops and the culinary delights of the Cavill Avenue precinct restaurants. Inspect by Appointment Robert Faulkner M: 0421 553 131

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wendy.du@accorrealty.com Unlock the full potential of your investment! Accor Realty offers an innovative approach to Asset Management and provides owners with exclusive, but affordable, solutions to their investment needs. When considering an agency to manage your most valuable asset, it makes sense to select a team that is onsite and available 24 hours a day. Your apartment will be managed by an experienced team of Property Managers and onsite property teams who will pro-actively communicate with you on all matters relating to your property. As a valued Accor Realty apartment owner, you will also receive complimentary membership to our partnership program which provides you with a great range of discounts and rewards at participating Art Series, Peppers, Mantra and BreakFree Retreats, Resorts and Hotels throughout Australia, New Zealand, Indonesia and Hawaii. All apartment owners also have access to a dedicated Owner Relations Manager, who provides premium personalised service and ongoing support. We offer a variety of management options that can be tailored to suit the needs of most investors, allowing owners to maximise their returns despite seasonal market conditions. In selected properties these include holiday letting, split letting and fixed returns.