

**2601/4 The Esplanade, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Friday, 2 February 2024

2601/4 The Esplanade, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Patrick Ear

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## **\$1.75m+ Luxury ocean front**

More Photos coming next week. Combining lifestyle and elegance, this 'Luxury' apartment exudes space and light. Meticulously crafted and located on level 60 this 3 bedroom 2 bathroom unit, directly east with sensational views all the way down to Coolangatta! Being arguably the most prestigious building in Surfers Paradise you will be sure of a strong rental return and the best vacations ever!

- Master suite with ocean views and designer ensuite with spa
- Opulent second bedroom with built-in robe and private balcony
- Two luxuriously appointed bathrooms, separate laundry
- Large living room with additional formal dining area
- Total area sqm, level 60, just apartments per floor
- Family-sized stone top breakfast bar and separate laundry
- Concierge services and underground parking are available
- Ducted air conditioning
- Private balcony with completely unobstructed views
- Heated indoor pool, sauna, steam room, spa and gymnasium
- Outdoor infinity pool & sun lounges overlooking Surfers Paradise Beach
- Peppers 24-hour room service available
- Exceptional dining of renowned hatted restaurant Seduction
- Surfers Paradise patrolled beach directly across the road
- An abundance of cafes, restaurants, entertainment, activities at your doorstep

BC TBA Rental Appraisal:  
\$TBA Council Rates - \$2,000 p.a. approx  
Water Rates - \$1,200 p.a. approx

Please contact agents to arrange your inspection. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements