

2701/159 Old Burleigh Road, Broadbeach, Qld 4218 **RE/MAX**

Apartment For Sale

Friday, 19 April 2024

2701/159 Old Burleigh Road, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Rima Stafford
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Chloe Hemsworth
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Auction

Will be sold at auction if not sold prior, seller welcomes offers, act now! North facing ocean view large sunny apartment in Air On Broadbeach. When privacy, peace and quiet and location matter this apartment ticks all the boxes. This is Broadbeach real estate at its best and this building's location is the icing on the cake. A very unique opportunity presents itself, only 3 others like it in this sort after tightly held building have the enviable feature of no other access to your floor level other than yourself and your personal guests on level 27. You will enjoy easy living by avoiding traffic before departing or arriving home with the rare choice of three lifts for only 133 apartments. Solitude awaits you in the solitaire wing, the clever design also allows for no adjoining walls or neighbours, just you and the sound of the ocean and 280 degree views. Every wall has large windows to capture the cross flow ventilation and cool breezes, along with stunning panoramic protected scenic views, touted as some of the best on the Gold Coast. Over looks green space, views both south to Coolangatta, North to Surfers paradise coastline and the majestic mountains and river ways. Features include but not limited to:- 139 m2 level 27. Floor plan attached to link.- 2 side by side large designated car spaces.- 12 secure visitor parking spaces.- Storage cage capsule in car space.- Residents additional store room for large items, surf ski, bikes etc- Both bedrooms and bathrooms well separated on either side.- Massive long protected useable all weather balcony.- Live in or let out with strong returns, flexible combo use available.- Vacant & ready to move into furnished.- On site Ultiqa Management can have forward bookings waiting.- New washing machine & Dryer.- Air conditioned, electronic external blinds to allow or block sun depending on the season, cool in summer, warm in winter.- BBQ permitted on the balcony. Fantastic full facilities:- Generously spread over a huge parcel holding.- Huge heated 25 metre lap pool with sun deck.- Separated child's pool spa.- State of the art large gymnasium and sauna overlooking the beach.- Flood lit tennis court- BBQ area and large garden recreational area.- Residents only function room overlooking the beach and Kurrawa Surf club. - Function room has full kitchen, pool table & private BBQ deck overlooking the beach and Kurrawa Surf club. Building information:- Boutique building only 133 apartments with balanced mix of owners and letting.- 3 lifts with one having direct access to the Oasis Shopping Centre basement.- 10 steps to the Oasis Shopping Centre and Broadbeach Mall.- Savvy experienced owners on the body corporate strata committee.- Huge balanced sinking funds in body corporate strata, no structural issues with building.- Pet friendly building. Our seller has loved this apartment but retirement calls for a change of plans, now creating a rare opportunity for a new person or family to enjoy this is blue chip property in a fantastic unbeatable location. Auction held on sight in the residents lounge if not sold prior. Disclaimer: This property is being sold by auction, without a price and therefore due to QLD legislation a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes. 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