

**2701/4 WAHROONGA Place, Surfers Paradise, Qld
4217**

McGrath

Apartment For Sale

Wednesday, 12 June 2024

2701/4 WAHROONGA Place, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Telly Karadimos
0412766554

Offers Above \$1,195,000

Discover luxury living in the beautiful Avalon building, rarely does a 2 bedroom become available in this building, they are hugely sought after, so don't hesitate. Located on the banks of the Nerang River. This exclusive 2-bedroom apartment, situated on the 27th floor, offers stunning north, south, and west views. Enjoy breathtaking river and hinterland vistas by day, and the glittering Gold Coast skyline by night. The Avalon building, only 18 years young, features exceptional facilities with a low body corporate fee of approximately \$108 per week. It's a pet-friendly building (subject to approval) with an adjoining park and playground, perfect for young children or the family dog. Ideally located within easy walking distance to Surfers Paradise restaurants, attractions, and world-class beaches, this apartment offers the best of both luxury and convenience. Features include:- Magnificent river, hinterland & skyline views from every room- 2 Bedrooms with mirror robes, ensuite to master with spa bath- 2 Stylish bathrooms- Stunning spacious living with ceiling to floor windows - Well-designed gourmet kitchen with plenty of cupboards, dishwasher, gas cook top & electric oven- Ducted air-conditioning - Separate integrated laundry- Large storage cupboard - Balcony with sliding doors that combine indoor, outdoor living offering spectacular view of the Nerang River and Hinterland plus second balcony off master bedroom- 1 Secure car accommodation - Only 18 Years old built by The Sunland Group - Live in caretaker and committed committee - Residential Only Building, with 3 lifts and one of the lowest body corps in a high rise on the Gold Coast - Fantastic facilities including, lap heated pool, gym, sauna, steam room, spa, theatre, residential lounge, new BBQ and communal entertaining area- GCCC Rates \$54pw (average)- GCCC Water \$37pw (average)- Body Corporate \$108 pw (average)- Very Healthy sinking Fund This is an amazing opportunity to purchase an incredible apartment with views second to none and very affordable outgoings.