

2707/9 Hamilton Avenue, Surfers Paradise, Qld 4217



## Apartment For Sale

Tuesday, 13 February 2024

2707/9 Hamilton Avenue, Surfers Paradise, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Apartment



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## Asking \$695,000

Discover elevated luxury living in the heart of Surfers Paradise at the iconic Q1 Resort & Spa. This 1 bed, 1 bath, 1 car apartment on offer redefines sophistication with its breathtaking design and exclusive features. Nestled within the architectural masterpiece of the Gold Coast, the Q1 building itself is a symbol of prestige and this residence captures its essence flawlessly. Noteworthy is the unique feature of higher ceilings, setting this apartment apart from the rest in the building. The spaciousness and natural light create an open and airy ambiance, enhancing the overall sense of indulgence. The modern kitchen, seamlessly integrated into the living space, complements the contemporary design. The bedroom is a retreat, offering a private haven with stunning views of the southern coastline during the day and the beautiful city lights of Broadbeach at night. Residents of Q1 enjoy world class amenities including pools, a spa, games room and fitness facilities. With secure parking for one car, convenience is paramount. Immerse yourself in the allure of Surfers Paradise living, where luxury meets iconic architecture. Don't miss the chance to make this exceptional Q1 residence your own and experience a lifestyle beyond compare. -90 metre walk to the beach-7 minute walk to Woolies & Coles-3 minute walk to restaurant and bars-Creme coffee shop downstairs in the retail section-10 minute walk to Via Roma on Isle of Capri-Tram stop right outside the building Current Tenancy: Holiday Let Holiday Let Rental Returns: Approx. \$45,000 p.a. Body Corporate / Strata Fees: Approx. \$10,000 p.a. Council & Water Rates: Approx. \$3,500 Features & Facilities of the Q1 Building:- 24-hour Concierge- Residents Club and Function Rooms- In-house Cinema- Two Outdoor Swimming Pools- Indoor 25m Heated Pool- Indoor Spa- Indoor Steam Rooms- Indoor Saunas- Fully Equipped Gymnasium- Games Room- Pool Bar- Onsite Management- Full Security- Pet Friendly Please feel free to contact me anytime, if you wish to inspect the property or would like more information. Disclaimer: We have 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.