

2808/12 Philip Avenue, Broadbeach, Qld 4218



Apartment For Sale

Friday, 8 March 2024

2808/12 Philip Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Anthony Cheeseman
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Offers Over \$1,650,000

Situated in the heart of Broadbeach, this luxurious apartment is positioned on the 28th floor of 'Signature', a near new modern marvel boasting 35 levels. With only two of these unique floor plans available within the building, this is an incredible opportunity not to be missed. Whether you're an owner occupier, holiday maker or investor, this apartment provides the perfect lifestyle and investment in a highly sought after location on the Gold Coast. Revel in mesmerising views of the ocean, hinterland and city skyline, immersing yourself in coastal breezes and stunning landscapes all year round. Soak in the morning sun from the balcony, framed by floor-to-ceiling windows showcasing the North-East facing aspect. Exuding sophistication, the apartment features upscale finishes, highlighted by a gourmet kitchen equipped with Miele appliances and Caesarstone marble countertops. The expansive island bench serves as the focal point for culinary endeavours, all while enjoying the coastal views. Offering a seamless blend of space and modernity, this apartment boasts two generous bedrooms, including a master bedroom complete with a walk-in robe and ensuite. Additionally, a versatile multipurpose room awaits, ideal for a home office, media room or even act as a separate guest bedroom. Signature stands as a pinnacle of luxury on the Gold Coast, epitomised by its unrivalled amenities. Residents are treated to Broadbeach's first 50-meter infinity edge pool, complemented by abundant sun-drenched lounging areas and a open lawn BBQ space. Further amenities include the exclusive residents' lounge and dining area, alongside a state-of-the-art gym, sauna, steam room, spa, and private movie theatre. Perfectly positioned in Broadbeach, mere moments from the sun-kissed shores of the Gold Coast's patrolled beaches, parks, and playgrounds, this residence promises endless family enjoyment. With award-winning dining and entertainment options just a stroll away, including the renowned Star Casino and the Pacific Fair shopping centre, the epitome of coastal living awaits at Signature.

FEATURES INCLUDE:

- Panoramic views of the ocean, hinterland & the city skyline throughout
- Two bedrooms + Multipurpose Room + car space + large storage cage
- Huge investment opportunity with attractive rental returns in the holiday letting pool
- Full Furniture package included - Approx. \$43,000
- High-end European finishes throughout with engineered oak timber floorboards, Caesarstone benchtops and ceramic tiling
- Fully equipped kitchen including Miele 5x burner s/steel gas stove top, Miele oven & integrated fridge with freezer
- Master Bedroom with ensuite and large walk-in robe
- Floor to ceiling windows
- Ducted zone controlled air conditioning throughout
- Low body corporate fees & holding costs
- 50m infinity edge lap pool, BBQ area, lounge and dining areas, gym, sauna, steam room, spa and movie theatre
- Short stroll to beach and Kurrawa Surf Club
- Close to restaurants, cafes, bars & Star Casino

ADDITIONAL INFORMATION: Body Corporate: Approx. \$121/week
Council Rates: Approx. \$2135/bi-annual
Water Rates: Approx. \$372/quarter
Long Term Rental Appraisal: Approx. \$1600-\$1800/week

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.