

**3/12 Monte Carlo Avenue, Surfers Paradise, Qld
4217**



Unit For Sale

Saturday, 27 April 2024

3/12 Monte Carlo Avenue, Surfers Paradise, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 156 m2

Type: Unit



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Auction

DON'T WAIT UNTIL AUCTION. MUST BE SOLD TODAY! Look no further - Walk to the Beach, Light Rail & CBD. Rare opportunity! Large ground floor corner position, offering 3 bedrooms, 2 bathrooms, separate laundry, 3 patios, secure car space with storage cage and exclusive access to Cascade Gardens. The elevated ground level is surrounded by lush tropical gardens and skyline views. Nestled within the beautiful Villas Monte Carlo with resort style pool and a well equipped Gym. The apartments were designed and built to reflect the architectural style and easy elegance of the villas gracing the shores of the Mediterranean. Villas Monte Carlo is a secure complex of only 24 properties. Positioned on the border of Broadbeach and Surfers Paradise in a quiet cul-de-sac. Only a short stroll to the light rail Florida Gardens Station and an easy 10 min walk to our beautiful beaches. Interstate Buyers, listen up! The location is very desirable and brings an incredible lifestyle or investment opportunity. Residents are spoiled for choice as it is within walking distance to the beautiful Broadbeach glitter with some of Australia's most famous Restaurants, Bars and Cafes, Star Casino, GC Convention Centre, Pacific Fair Shopping Centre, the Beach, Kurrawa Surf Club and some of the best parks and playgrounds on the Gold Coast. Features: • Large ground floor corner position • 3 Spacious Bedrooms • Master with en-suite and walk in robe • 2 Bathrooms • Open plan living and dining • Kitchen with plenty of storage • Separate European laundry • Large L-shaped Patio + 1 bedroom w/ exclusive patio • Secure car space with storage cage • Exclusive access to Cascade Gardens • Resort style pool & Gym • Pet friendly Council Rates approx \$856 per six months Water Rates approx \$369 per quarter Auction will be held at 11am on Wednesday 22nd May 2024 at the Gold Coast Turf Club, Bundall. Disclaimer: * The indicative pictures shown with furniture are for illustration purpose only. Actual product may vary due to product enhancement. The information contained herein is obtained from legitimate third-party sources. We have, in preparing this information, used our best endeavours to ensure that the information is true and accurate however, we accept no responsibility, offer no guarantee or warranty and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Interested parties must rely solely on their own inquiries to verify the information contained herein. The photos are for illustration purpose only and not indicative of the property today. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.