

**3/23 Armrick Ave, Broadbeach, Qld 4218**



**Unit For Sale**

Tuesday, 14 May 2024

3/23 Armrick Ave, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Offers close 5th June

Unit 3 of tightly held 'Chislehurst' has been immaculately kept. With a single tenancy in place for the past 11 years, the time has come for the owners of unit 3 to sell. Located on the 2nd floor in a block of only 6 units, this is a rare opportunity to secure a reasonably sized, very tidy 2-bed 2-bath in sought after 'The Avenues' of Broadbeach. Armrick Avenue is in excellent position only a short stroll from the beach-walk now extended from Northern Surfers Paradise all the way to Hedges Avenue, Broadbeach. The Florida Gardens Tram stop is only 600m away and Broadbeach CBD only 1km away. Aside from the excellent location the unit itself has so much potential! Expect excellent rental returns in this prime location and for the owner occupiers, with little effort this property could be turned into your own beach side retreat! Property features include:- Two spacious bedrooms- Master bedroom with ensuite & built-in robes- 2nd floor of quiet 3-story walk-up- Extra large under ground secure carpark with storage capabilities- Sold unfurnished- Low body corp approx. \$60/week- Tightly held block of only 6 units Approximate investment figures:- Rental appraisal \$700/week- Body corporate approx. \$60/week- Council rates approx. \$2,880/annum (less if owner occupied)- Water rates approx. \$1,430/annum All offers will be considered, contact Jens Nilsson on 0404 330 220 for more information.