

3/47 Hooker Boulevard, Broadbeach Waters, Qld 4218



Apartment For Sale

Wednesday, 17 April 2024

3/47 Hooker Boulevard, Broadbeach Waters, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Apartment



Kate Braybrook
0403066251

OWNER COMMITTED ELSEWHERE - \$765,000

Capitalise on this terrific opportunity to buy into a boutique block of 4 units sitting on almost 1,100sqm of waterfront land, with incredible views over "wide water" to embrace the city skyline. Prime Broadbeach Waters location, nestled in a wide canal junction with north-east orientation, on point location at the end of a cul-de-sac, and within easy walking distance to one of Australia's premier shopping experiences at Pacific Fair Mall. Decent Yield of ~5% - Annual income \$41,340, Fixed Outgoings \$8,420 = Net Annual Income before finance of \$32,920. This spacious 2-bed, 2-bath top floor unit is being offered for sale either unfurnished, or fully furnished as shown in photos. Upon entering you will immediately notice how immaculately the unit has been maintained since an extensive renovation a few years ago renewed the interior and added an extra bathroom and separate laundry room. Currently tenanted for \$795 per week with excellent tenants who are open to all options. This unit would suit Investors who want to have a cash-flowing property from settlement date, or owner occupiers ready to settle into the laidback waterfront Gold Coast lifestyle. The unit has an area of 95sqm - 82sqm internal, plus a 13sqm balcony. The feeling is of greater space than measurements might suggest, as the large, covered balcony flows through to fantastic water and skyline views. Property Features: • Top floor unit, one of only four units in the one building (2 on the top floor & 2 on ground floor) • 95sqm (82sqm internal + 13sqm balcony) + 18sqm garage • 2 bedrooms with built-in robes and ceiling fans • Ensuites to both bedrooms • Single car garage with mezzanine for storage, plus one off-street parking space • Spacious living and dining opening onto a covered balcony with unobstructed water and skyline views • Air-conditioned living/dining area • Modern kitchen with stone benchtops and stainless-steel appliances including dishwasher and fridge • Tiled and hybrid plank flooring throughout, no carpet • Separate laundry with washing machine and dryer • CAN BE SOLD FULLY FURNISHED AS SEEN IN PHOTOS, OR UNFURNISHED • Attractive trees and grassed areas meander to the water's edge. Share a picnic with the resident water dragons (totally harmless), or cast a line from your front lawn! Just far enough away, (walking distance ~ 500 metres) is the Pacific Fair Shopping & Dining Centre, Star Casino, a public transport hub and light rail, and the famous Gold Coast white sandy beaches. The scenic canal zone around the apartment is relatively flat, and readily lends itself to walking, electric scootering, or bike riding. Only about 1.4km (7-8 mins drive, or ride) to Broadbeach's many restaurants, cafes, and attractive beaches. Location: • Pacific Fair shopping & dining precinct - 500m • The Star Casino & Light Rail - 1km • Beach - 1.4km • Central Broadbeach dining precinct, Oracle - 1.5km • Surfers Paradise - 4.5km • Burleigh Heads - 7km • M1 and Train station with direct line to Brisbane - 10km • Coolangatta International Airport - 18.6km Property Information: • Council Rates* - \$2620 per year • Water & Sewerage Rates* - \$1,600 per year (\$400 per quarter) • Body Corporate Levies* - \$80 per week • Current Rent \$795 per week • Land Size - 1,095sqm • Building - Block of 4 units; Brick & Tile construction; single flight of stairs to top floor.* approximately • Building & Pest Inspection completed by Seller and can be provided by Buyer* Disclaimer: We 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, inaccuracies or misstatements that may occur.