

**3/64 Paradise Island, Surfers Paradise, Qld 4217**



**Sold Unit**

Saturday, 10 February 2024

3/64 Paradise Island, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Unit**



Brad Scott

0755646070

**\$581,000**

To watch a Video of this property, please click on link below\*\*:[https://youtu.be/hti8JhpewLc?si=xopevYvaGX\\_bfmvx](https://youtu.be/hti8JhpewLc?si=xopevYvaGX_bfmvx) To take an Online 3D Tour of this property, please click on the link below\*\*:<https://my.matterport.com/show/?m=WVvKQK65GqAb> \*\* If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott team would like to Welcome you to this new listing. Discover your dream residence in the heart of Surfers Paradise on the dazzling Gold Coast. We are excited to present to you this stunning and fully fenced, secure 2-bedroom, 1-bathroom unit at 3/64 Paradise Island, SURFERS PARADISE. Located upstairs, this remarkable unit offers spaciousness and privacy. The large living area and bedrooms, along with a sun-drenched sun room, provide a serene and comfortable living experience. With modern touches and ample natural light, these rooms are perfect for relaxing or entertaining guests. Situated in the private and secure "Sol Paraiso" block, which consists of only 5 units, rest assured that your safety and peace of mind are a top priority. The secure surroundings ensure a quiet and undisturbed lifestyle that you can truly appreciate. While you relish in the privacy of your new home, you'll also be amazed by its central location. Surfers Paradise is renowned for its vibrant, bustling atmosphere, and you'll have everything you need within easy reach. Whether it's world-class shopping, dining in award-winning restaurants, or exploring the nearby sandy beaches, this location has it all. So, if you're seeking a fully fenced and secure unit in a prime location, 3/64 Paradise Island in the heart of Surfers Paradise is the place for you. Don't miss out on your chance to experience the best of the Gold Coast lifestyle. PROPERTY INFORMATION Gold Coast City Council Rates: \$2,414\* p.a. approx Gold Coast City Water Rates: \$1,417\* p.a. approx Currently Tenanted with great tenants from 20/07/2023 until 24/01/2024 at \$490 per week Current Rental Appraisal: \$530\* to \$600\* per week Body Corp: \$77\* per week approx Sinking Fund Balance: \$9,554.90 as at 21st Nov 2023 Unit size: 106m<sup>2</sup>\* Upstairs Unit Built: 2000\*\* denotes approximations and/or measurements Contact us today to arrange a viewing and turn your dreams into reality. Paradise awaits! For further information please contact your Local Surfers Paradise Area Expert Brad Scott.\* NOTE: Some images have had furniture/belongings digitally removed and/or added for marketing purposes and privacy of the current occupant. We have in preparing this information 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. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.