

**304/4 Wahroonga Place, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Tuesday, 14 May 2024

304/4 Wahroonga Place, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Interest above \$750,000

Welcome to Avalon Apartment 304, nestled on the 3rd floor of this vibrant complex. Boasting high ceilings and an abundance of natural light which streams through ceiling-to-floor windows, this bright residence offers a serene retreat. Step onto one of the two balconies and soak in the panoramic views, overlooking the resort-style pool and the iconic Surfers Paradise skyline. Inside, discover a spacious master bedroom adorned with large mirror wardrobe and its own private balcony, creating a tranquil oasis. The open-plan layout features a generously sized lounge, dining area and a well-appointed kitchen equipped with ample cupboard space, stainless steel appliances, a gas cooktop, and a dishwasher all complemented by ducted air conditioning for year-round comfort. Convenience meets luxury with a two-way bathroom, complete with a separate shower and indulgent bathtub. Whether you seek relaxation or entertainment, this apartment offers a lifestyle of comfort and sophistication. Indulge in resort-style living with access to fantastic facilities including a large, heated lap pool, spa, sauna, steam room, BBQ area, media, and function rooms. Conveniently situated in the heart of Surfers Paradise, this home is just two blocks away from the iconic surf beach and surrounded by a vibrant array of bars, restaurants, and shops. With transportation at your doorstep, exploring the area has never been easier. Included is one secure car accommodation, ensuring peace of mind and convenience. This residential building offers a fantastic community feel, with one of lowest body corporate fees in Surfers paradise and a host of modern amenities for your enjoyment. Features Include: • 2 Great size balconies, 1 overlooking resort pool and Surfers Paradise skyline • Large master bedroom with mirror robe • 2-way bathroom with separate bath & shower • Expansive open plan lounge & dining with high ceilings • Well- appointed kitchen with abundance cupboards, gas cook top and dishwasher • Secure single car accommodation • Fantastic on-site amenities including large heated lap pool, spa, sauna, steam room, media room, function room and BBQ area • Close to all amenities including transport, Surfers Paradise Restaurant and Café precinct, 2 blocks from the beach • Body Corporate approx \$75 pw, Water approx \$35 pw, Rates approx \$47 pw- Apartment size 93m2 Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.