

**309/40 The Esplanade, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Wednesday, 12 June 2024

309/40 The Esplanade, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



John Santos  
0755788826

## Just listed!

The perfect opportunity for the savvy investor or homeowner that craves waking every morning to ocean waves and discover the true meaning of the Gold Coast lifestyle. Be quick to secure this 3rd floor North-facing beachfront apartment, boasting fully renovated interiors, spacious and practical floor plan with the perfect combination of convenience and leisurely lifestyle. The Sands has long been highly regarded for its iconic status and beachfront location, only metres to Surfers Paradise Beach and a stroll to everything Gold Coast. This tastefully designed beach-style home unit is the epitome of what it truly means to live in one of Australia's most well-known beaches. Boasting modern, high-quality finishes complete with high-impact fixtures and quality fittings throughout, this home unit will truly impress you at every turn and must be seen to be fully appreciated. Property Highlights include:- Open plan living and dining area with brand new A/C, fan and modern lighting and fixtures- Spacious, private undercover balcony with city and beach views- Bright and airy interiors with expansive windows in living area and bedroom- Newly renovated modern kitchen with large stone-top benches, stainless steel, European appliances, dishwasher and extra storage- Generous master bedroom with fan, private ensuite and access to balcony area- Newly renovated bathroom with modern shower, shower niche, rain and hand-held shower fittings, illuminated vanity mirror and character tiles- Built-in laundry area for washing machine and dryer- 1 secured underground car space- Resort-style, heated swimming pool and common areas in building - Secured entry with elevator access- Extra common laundry room on the same floor Other extras include:- Beach views with the waves of Surfers Paradise as your backdrop- High-end, touch sensitive fans throughout - Brand new air-conditioning system- Newly laid tiles in balcony with brand new railings- Modern timber-look flooring throughout- On-site building manager- Extra car spaces available for rent at approx. \$200/month- Very reasonable body corp. fees at approx. \$119/week (including building insurance) The Sands is a lifestyle location, whether it's your permanent home, holiday destination or a smart addition to your investment portfolio. All but a few metres away from world-renowned Surfers Paradise patrolled beaches, SLSC, dining options, restaurants, entertainment and specialty shops, yet far enough from the hustle and bustle to enjoy a peaceful lifestyle. Take a leisurely stroll into the heart of Surfers Paradise every day and night and enjoy endless shopping and dining options. Getting around is a breeze with the GC light rail also an easy stroll away where you can head to Broadbeach restaurant precinct, Pacific Fair shopping and Star Casino, all within minutes. Combining a modern unit set in a quality resort complex with an excellent location, it's easy to see why this is a rare opportunity with excellent long-term prospects. Do not miss this one as it will not last. Call John Santos now for more information and to book a private inspection. Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquires. This business is independently owned and operated by Emerald Coral Pty Ltd t/as McDermott Residential ABN 51 811 642 130