

3404/12 Philip Avenue, Broadbeach, Qld 4218



Sold Apartment

Friday, 20 October 2023

3404/12 Philip Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Anthony Cheeseman
0755381555

\$1,700,000

Situated within a highly sought after location of Broadbeach, this luxurious Sky Home apartment is located on level 34 of the recently completed 35 level 'Signature' development. Boasting stunning ocean, hinterland & city skyline views, you will be in complete awe with the breathtaking scenery all year round. Featuring all the premium developer upgrades including high-end finishes and comprising of two sizeable bedrooms with an additional multipurpose / guest room & study nook, this open floor plan provides the perfect living space for families & multiple guests. Whether you're an owner occupier, holiday maker or investor, the opportunities are endless with this recently completed luxury apartment in the heart of Broadbeach. For those seeking the ultimate investment opportunity you have a guaranteed income through the hotel letting pool boasting over \$100,000+ nett return annually. Included with the apartment is a full turn-key furniture package with no other expenses required to move straight in or take immediate advantage of the investment returns. The architectural flow of the apartment has you soaking up the spectacular views from every direction with 2.85m floor to ceiling glass windows and European oak timber floorboards which feature throughout. The North East balcony will allow you to enjoy the fresh ocean air with access from the master bedroom and living room. The kitchen is fully equipped with high quality stone benchtops and splash backs including state of the art Miele appliances perfect for preparing those special meals. The large master bedroom also features high ceilings and a sizeable walk in robe and ensuite with stone vanities. The second bedroom has access to its own large private bathroom with the multipurpose room perfect for guests to stay or to use as a media room. Signature is one of the most luxurious buildings to be introduced to the Gold Coast and the amenities says it all with no stone left unturned. The building includes Broadbeach's first ever 50m infinity edge lap pool with ample amounts of sun lounging areas including an open lawn BBQ area, exclusive residents lounge and dining area, gym, sauna, steam room, spa and movie theatre. The building is perfectly positioned in Broadbeach with just a stone's throw away from Gold Coasts' patrolled beaches, parks and playgrounds, perfect for the kids to enjoy all day long. Signature is only few minute's walk to award-winning restaurants and the Star Casino with Pacific Fair shopping centre at your fingertips. Don't miss out on this incredible opportunity to capture this luxury quality apartment in one of Gold Coasts most popular locations. FEATURES INCLUDE: • Panoramic views of the ocean, hinterland & the city skyline throughout • Huge Investment Returns: \$100,000+ Nett • Full Furniture package included - Approx. \$43,000 • High-end European finishes throughout with engineered oak timber floorboards, stone benchtops, ceramic tiling & plush carpet • Fully equipped kitchen including Miele 5x burner s/steel gas stove top, 2x Miele ovens & double integrated fridge with freezer • Two bedrooms + Multipurpose + Large study nook + car space + storage • Master Bedroom with ensuite and large walk-in robe • 2.85m ceiling heights with floor to ceiling windows • Ducted zone controlled air conditioning throughout • Huge investment opportunity with high rental returns in the hotel rental pool • Low body corporate fees & holding costs • 50m infinity edge lap pool, BBQ area, lounge and dining areas, gym, sauna, steam room, spa and movie theatre • Short stroll to beach and Kurrawa Surf Club • Close to restaurants, cafes, bars & Star Casino Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.