

36/112-116 Surf Parade, Broadbeach, Qld 4218



Apartment For Sale

Thursday, 16 May 2024

36/112-116 Surf Parade, Broadbeach, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



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Offers Over \$1,099,000

A rare opportunity awaits to acquire this dual key (on title) 3-bedroom apartment nestled in the vibrant heart of Broadbeach. With a combined gross earnings income of \$116.8k from Airbnb and VRBO in 2023, this property presents an exceptional investment opportunity with lucrative cash flow prospects for any buyer. Nestled at the prime intersection of Surf Parade, Queensland, and Jubilee Avenue, right in the heart of Broadbeach, this impeccably maintained apartment offers versatile living options. Whether you choose to reside here, rent it out permanently, engage in hassle-free holiday letting with all amenities provided, or maintain it as the quintessential family retreat, the choice is yours. Situated a mere 50 meters from an array of exceptional restaurants and bars, 200 meters from the sun-kissed beachfront and the Gold Coast Convention Center, and a short 400-meter stroll from the vibrant Star Casino, this desirable location opposite the lush expanse of Federation Park promises ideal living at its finest. Acquired by its current owners with no intentions of selling, this exceptional investment opportunity was their first Airbnb project, strategically chosen for its long-term investment potential. It is situated on a 2830m² site with future potential for redevelopment and corner positioning with three street frontages to Surf Parade, Queensland, and Jubilee Avenue. Every aspect of this top-floor apartment has been transformed during its gut renovation in November 2022, followed by a complete refresh in May 2024 ahead of its sale. Co-owned by a builder, it boasts bespoke details, including custom feature walls adorned with Surround by Laminex contemporary wall panelling in the living spaces and bedrooms, complemented by custom lighting fixtures such as pendants, recessed LEDs, and downlights. The kitchen is a standout feature, showcasing a 3-meter-long island designed to comfortably accommodate six guests, accompanied by custom Boston oak cabinetry, including an open wine and glass cabinet. The meticulous attention to detail is evident throughout the property, reflecting the commitment to quality in its setup. It's no surprise that this immaculately presented apartment has garnered an impressive 73 5-star reviews and maintains an outstanding overall Airbnb rating of 4.92 stars. This exclusive offering has many benefits, including professionally crafted Airbnb photography and written listing information, courtesy of the co-owner, who heads a renowned digital marketing agency. Additionally, the property boasts a seamless transition with dedicated local co-hosts who handle all guest communication, meet-and-greets, and cleaning responsibilities. Additionally, there's the option to acquire the property fully furnished, down to the smallest details like the coffee machine and cutlery, ensuring a hassle-free experience for the new owner. Whether you're seeking an investment opportunity where everything has been set up for you or searching for the ideal place to call home with every convenience at your doorstep, this property is a must-see!

APARTMENT FEATURES INCLUDE:

- This spacious 2-bedroom apartment offers a unique feature with dual key living, providing internal entry to the sizeable 1-bedroom studio, which serves as the master bedroom, complete with an ensuite, kitchenette equipped with a microwave and bar fridge, and custom wardrobe cabinetry. This setup offers versatile options, allowing you to rent out the entire property or choose between the 2-bedroom unit or the studio while residing in one yourself, providing opportunities to generate income from one or both units.
- 3 bedrooms, one with direct balcony access
- 2 bathrooms, plus a separate toilet
- Laundry area complete with stackable washer & dryer
- 1 secure underground car park directly located right next to the towers stair well (access via Jubilee Avenue)
- Balcony offering picturesque views of the surrounding gardens, Federation Park, and Surf Parade, ideal for enjoying local music events
- Spacious open-plan living and dining area with a striking custom feature wall and contemporary lighting accents
- Expansive entertainer's kitchen featuring a 3-meter island with YDL stone and waterfall edges, integrated dishwasher, induction cooktop, oven, stone finger tile backsplash, and ample storage space
- Positioned on the third level at the building's end, ensuring privacy and no direct resort neighbours on one side
- Air conditioning units throughout the apartment, supplemented by ceiling fans in each bedroom
- Custom blackout and sheer curtains installed throughout the property
- Freshly repainted in May 2024

PROPERTY INCLUSIONS (IF REQUESTED):

- Option to purchase fully furnished, featuring brand-new furniture, fittings, and appliances acquired just 1.5 years ago in November 2022
- Access to professionally crafted Airbnb photography and written listing information, including FAQs and prewritten scheduled messages, designed to streamline customer communication across platforms like Airbnb, VRBO, etc.
- Seamless handover with dedicated local co-hosts, responsible for guest communication, meet-and-greets, and cleaning services, all at a competitive rate and backed by excellent guest reviews
- Available upon request—earnings summary reports directly from Airbnb & VRBO, offering transparency and insight into the property's holiday rental performance
- Available upon request—body corporate, rates and water & sewerage costs
- Available upon request—list of property reviews from Airbnb & VRBO

BUILDING FACILITIES:

- Never to be built out views over Federation Park
- 2830m² site with future potential for

redevelopment and corner positioning with three street frontages to Surf Parade, Queensland, and Jubilee Avenue• Pets allowed subject to Body Corporate prior written approval• Outdoor heated pool• Outdoor heated spa• Outdoor BBQ & entertainment area• Lush gardens• Free wifi provided by the resort• Pro-active on-site managers• Well maintained and secure 3 level walk up• Communal storage area upon requestDue to the owners selling their property portfolio to invest in their next venture, this apartment will be sold. Properties like this are a rarity and will be snapped up quickly, so act fast to avoid disappointment. Arrange an inspection today.Disclaimer: 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. Prospective purchasers should make their own enquiries to verify the information contained herein.