

**36/31 Queensland Avenue, Broadbeach, Qld 4218**



**Unit For Sale**

Wednesday, 12 June 2024

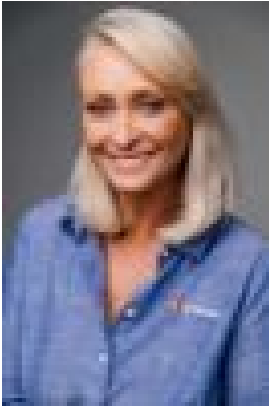
36/31 Queensland Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Rebecca Lukin  
0417140672



Ross Lukin  
0419555022

**\$1,395,000**

Positioned on the 10th floor of QUBE, this stunning east facing unit spans an impressive 124m<sup>2</sup>. Nestled in the vibrant heart of one of Broadbeach's most sought after areas, this immaculate unit features 2 bedrooms, 2 bathrooms and a sprawling outdoor area, perfect for soaking up breath taking beach views. An ideal investment opportunity with consistent returns or a perfect home for an owner seeking a blend of luxury and convenience. The building amenities are truly extensive, offering a heated pool, inground spa, gymnasium, multiple entertaining areas, billiard room, table tennis and a perfect spot for enjoying sunset drinks. With easy access to dining, bars, Pacific Fair Shopping Centre, Convention centre and The Star Casino, you'll have everything you need right at your doorstep. Property Highlights:

- Spacious 124m<sup>2</sup> floor plan
- Bright open plan lounge and dining area with floor to ceiling doors
- Expansive covered balcony for outdoor dining
- Prime east facing position on the 10th level
- Well appointed kitchen with high quality appliances
- Luxurious master bedroom with a large mirrored built in robe and ensuite
- Fully air conditioned for year round comfort
- Secure designated car space

Building Amenities:

- Heated 15m swimming pool and inground spa
- Multiple BBQ areas and pizza oven
- Gymnasium
- Entertaining options include a billiard room, table tennis and tanning area

Don't miss out on this exciting opportunity! Contact Rebecca Lukin on 0417 140 672 or [rebecca.lukin@ljhooker.com.au](mailto:rebecca.lukin@ljhooker.com.au). Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.