

# 36/40-42 Riverview Parade, Surfers Paradise, Qld 4217

 Savills Coastal

## Sold Apartment

Saturday, 11 November 2023

36/40-42 Riverview Parade, Surfers Paradise, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: Apartment



Tolemy Stevens  
0755266999

**\$1,550,000**

36 'SENTINEL' 40-42 RIVERVIEW PARADE, SURFERS PARADISE A rare half floor apartment in one of the Gold Coast's most sought-after residential-only buildings is now on the market. Occupying half of the 14th floor, welcome yourself home to the luxury and sophistication this residence has to offer. Offering panoramic views of the city skyline, river, Broadwater, mountains and beyond, this stunning residence boasts open plan living areas, formal dining and a gourmet entertainer's kitchen flowing through to alfresco terrace areas ideal for taking in those spectacular sunsets. The over-sized master suite with walk in robe and ensuite is separated from the other two bedrooms, offering complete privacy. Enjoy Sunrise to Sunset with ocean and hinterland facing balconies allowing sea breezes to flow straight through. There's ample storage throughout, separate laundry and two secure car spaces and storage cage on title. Residents at Sentinel enjoy the finest five-star facilities including a riverfront infinity-edge swimming pool, fully equipped gymnasium, BBQ facilities, indoor and outdoor entertaining areas surrounded by manicured gardens. With a quiet location in the coveted enclave of Budds Beach, apartment offerings in Sentinel are rarely available and this is the only apartment for sale in the entire building. Tucked just behind the heart of Surfers Paradise and nestled on the Nerang River with iconic Bumbles Cafe and beachfront parkland, the perfect place to relax and enjoy with friends and family, go fishing, or paddle-boarding. Moments from the renowned surf beach and all the shops, restaurants, cafes and entertainment venues of this vibrant city centre and adjacent Chevron Island, it offers the convenience of a short walk to the G:link light rail, a six-minute drive to Surfers Paradise State School, a nine-minute drive to TSS and Saint Hildas Private Schools, and a seven minute drive to HOTA. The perfect residence for anyone who appreciates a low maintenance, yet luxurious lifestyle without having to compromise on space in the Gold Coast's premium riverside location of Budds Beach. Sellers have purchased elsewhere and instructed that all offers be submitted. • Luxurious Half floor Residence on Level 14 • 161m<sup>2</sup> - 3 bedrooms, 2 bathrooms • Large Gourmet Kitchen, Immaculate condition • Spacious indoor and outdoor entertaining areas • Breathtaking panoramic views by day and night • Multiple balconies, watch sunrise to sunset • Lots of natural light, Sun-drenched balconies • Fully air-conditioned, secure encrypted lift access • Quiet absolute riverfront location with private resort style facilities and grounds • Short walk to cafes, restaurants, beaches, and the light rail • The ideal permanent residence or coastal holiday home • Two side-by-side car spaces plus storage cage on title • Residential only building - no holiday letting - private and quiet Auction - 11am, on-site in apartment, Saturday 9th December 2023 "If not sold prior". Exclusively Listed by Tolemy Stevens - Luxury Property Specialist [www.tolemystevens.com.au](http://www.tolemystevens.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. Disclaimer: It should be noted that this property is being sold by auction, therefore due to real estate legislation in QLD and in accordance with REIQ guidelines a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.