

**37/24 Hamilton Avenue, Surfers Paradise, Qld 4217**

**JR JOHN REID**

**Sold Apartment**

Wednesday, 25 October 2023

37/24 Hamilton Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Dan Perry  
0755385566



Elle Anderson  
0755385566

**\$1,170,000**

Captivating north facing top floor apartment in the heart of Surfers Paradise. Presenting the epitome of edgy coastal city living, from the first moment you enter you will be impressed by this two-storey residence exuding contemporary design and distinct style in equal measure. Nestled just moments away from the beach, this fully renovated abode showcases a chic industrial edge, offering the ultimate urban oasis. Stepping inside you are greeted by an open-plan living, kitchen, and dining spilling effortlessly onto the first floor balcony. Transitioning upstairs you are welcomed by a flood of natural light through huge windows leading up the staircase the second floor of the home. This 'leisure' precinct plays host to 3 spacious bedrooms with built-in robes and LED lighting, along with 2 luxurious bathrooms. Each bedroom enjoys independent access to the expansive second floor balcony, while the master retreat also boasts a double wardrobe, ensuite bathroom and private sitting area. Enhanced to maximise every inch of available space this already impressive apartment also offers a unique surprise through the hidden ceiling ladder on the second floor. Venturing up the ladder to the vaulted attic you will find a secret relaxation zone with open-air terrace with sparkling cityscape and ocean views through the Norfolk pines. An unrivalled residence with truly no stone left unturned. Features include:- Top floor 2 storey apartment in the heart of Surfers Paradise- Boutique complex only 150m to the beach- Fully renovated throughout- Contemporary kitchen, open-plan living and dining with private balcony- 3 spacious bedrooms with built-in robes and accent LED lighting- 2 modern bathrooms- Huge second floor balcony with access off all bedrooms- Master bedroom with sitting area, double wardrobe and ensuite- Hidden ceiling ladder leading to attic for ample storage- Open-air attic balcony offering city scape and ocean views- Polished concrete floors- Fisher and Paykel integrated fridge & freezer - Air-conditioned living and bedrooms- Impressive location only a stones throw to the beach, premier shopping and dining- \$172 p/w bodycorp approx. - \$239,000 sinking fund approx- Rental appraisal: \$1200- \$1300 per week- Potential to rent another car space in complex- Water: \$455 p/quarter approx.- Rates: \$2500 half yearly approx. Complex Amenities- 2 pools with indoor and outdoor - Spa - Gym - Well looked after complex - Night security 365 days a year - CCTV - Secure parking Suburb profile: A vacation hot spot for many tourist - and it's easy to see why! Surfers Paradise is the cosmopolitan centre of the Gold Coast, complete with golden beaches, an abundance of nightlife and dining options, great public transport links and fabulous shopping in Cavill Mall. Living in this tourist town gives you numerous advantages - extended trading hours and a popular hub for local markets and city events