

39A&B/20-26 Anne Avenue, Broadbeach, Qld 4218

— **Coastal**

Apartment For Sale

Tuesday, 16 January 2024

39A&B/20-26 Anne Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Contact Agent

Now available is this highly sought after dual key apartment in Broadbeach, located in 'Aruba Surf'! Comprising of a 1-bedroom unit and studio, you will be just a short 4-minute stroll to one of Gold Coast's most pristine beaches and only minutes away from Pacific Fair, restaurants, local cafes and more. If you are looking for the perfect Gold Coast lifestyle or a fantastic return on investments, then this fully furnished apartment and studio is perfect for you. Live in one and rent out the other or use it for a weekend getaway, the options are endless! Features: - Apartment with one bed, one bath and open plan living that flows to a north facing balcony- Studio with a bathroom and private outdoor patio- Light filled kitchen with quality appliances- Freshly renovated with ceiling fans and air-conditioning throughout- Both apartment and studio are fully furnished - In ground pool and large BBQ area with friendly on-site management- 400m to the G-Link Gold Coast Light Rail Tram- Minutes from the Gold Coast Convention Centre and The Star Casino- Two easily accessible secure underground car spaces- Council rates: Approx. \$2,800 per year- Water rates: Approx. \$1,600.00 per year- Low body corporate fees: Approx. \$88.69 per week- Rental appraisal for 39A: \$550-\$600 per week - Rental appraisal for 39B: \$450 per week 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.