

4/59a Peninsular Drive, Surfers Paradise, Qld 4217



Unit For Sale

Friday, 3 November 2023

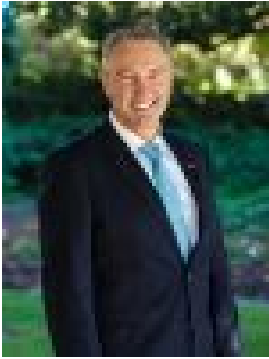
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Robert McGregor
0448208810

Expressions of Interest closing 28 November @ 3pm

Opportunity presents to purchase this rarely available original and immaculately maintained 1st floor apartment in the heart of Surfers Paradise at the tightly held Club House complex. Ideal for astute investors or the first home buyer. A prime location with an healthy gross yield of approx. 5%. Featuring ceiling fans, security on all windows and doors, timber floors in the cosy light filled sunroom with skyline views. This property is perfectly located for the ultimate Gold Coast lifestyle! Just minutes by walking will have you in the heart of Surfers Paradise, which boasts some of the very best cafes, restaurants, nightlife and beaches in Australia. Golden opportunity for owner occupiers, astute investors or AirBnB option. Make an offer! Property Specifications: * Prime location with high development potential* Zoned High Density & Development Zone D (Gold Coast)* Enclosed balcony / sunroom with timber flooring with skyline views* 2 bedrooms & 1 bathroom with undercover parking on title* Public transport options are plentiful with the GC light rail and bus close by* Body Corporate levies approx. \$30 per week* Sinking Fund Balance is \$37,697.22 as of 1 November 2023* Estimated market rental appraisal of approx. \$450 per week* Walk to the beach in minutes* Current tenant in place paying \$430 per week until 4 March 2024* The Club House was built in 1967, 56 years old* 1 of only 18 apartments in The Club House Contact Rob McGregor to inspect. 0448 208 810 Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.