

**40/36 Australia Avenue, Broadbeach, Qld 4218**



**Unit For Sale**

Thursday, 25 April 2024

40/36 Australia Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Auction

This is a rare and exciting opportunity to secure your very own slice of the ever-popular Broadbeach property market. Offered for sale for the first time in more than 30 years, there will be no shortage of buyers vying to get their hands on this prized apartment. Whether you're after an idyllic beachside home, a quality investment or a holiday hideaway in the heart of the action, 40/36 Australia Avenue will tick all the boxes. The spacious layout is light-filled and inviting with endless potential to add your own touches and personal style. There are two great-size bedrooms and two bathrooms, including an ensuite, while everyday life will surely centre around the open-plan kitchen, dining and living area. Inside, you can unwind in air-conditioned comfort or you can step out to either the covered balcony or large courtyard with plenty of room to entertain guests. Imagine easing into the day with your morning coffee before relishing this tightly-held complex's enviable amenities or enjoying a leisurely stroll down to the beach to soak up the sunshine. This really is laid-back living at its very best.

- Tightly-held Broadbeach apartment on the market for the first time in 30+ years
- Ideal for owner-occupiers or savvy investors keen to capitalise on the holiday pool
- Low body corporate fees and a well-maintained complex with excellent amenities
- Fresh paint, new carpet and plenty of potential to add your own personal touches
- An oversized layout with two bedrooms and two bathrooms including an ensuite
- The main bathroom boasts a bath, laundry facilities and a separate water closet
- Enjoy air-conditioning in the open and bright kitchen, dining and living area
- The ground-floor position offers a balcony and a large courtyard for entertaining
- Set just a short stroll from patrolled surf beaches and the picturesque foreshore
- Walk to iconic restaurants, cafes, bars, the light rail, bus stops and entertainment
- So close to The Star Gold Coast, Pacific Fair Shopping Centre and Surfers Paradise