

**411/18 Hanlan Street, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Monday, 11 December 2023

411/18 Hanlan Street, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**



For Sale By Owner QLD

0488847018

## Offers Over \$449,000

You Don't Need A Car !'Being Sold Partly Furnished with Stainless Steel Appliances . . Plus MORE !On Offer is this unique 'Art Deco' inspired 1 x Bedroom Unit, located within 150 mtrs of Surfers Paradise Beach. Featuring a separate Bath and Shower, this unit is situated on the 4th Floor of the 'Beachcomber Resort' - Surfers Paradise (Gold Coast). Only a short walk to Transport (GLink Light Rail), Shopping Centres, Specialty Shops, Restaurants, Bars and Beach Boardwalks. With a wrap around balcony, this Unit offers views onto nearby Tricket Street and is located just one street back from the famous Cavill Mall.FREE ELECTRICITY\*\*Your Unlimited Electricity Usage is Paid through your Body Corp. Fees (evenly divided among ALL Unit Owners). There are NO individual Power Metres installed in each Unit.\* The Unit has 2 x Split Systems (Lounge & Bedroom).THE UNIT IS BEING SOLD WITH THE FOLLOWING INCLUSIONS (\*as seen in the Photos) :-\* Stainless Steel 'Rocket' Espresso Coffee Machine (with Tamper and Coffee Grinder)\* 3+Seater White Leather Sofa.\* 670 Ltr Stainless Steel - Glass Door Upright Fridge (with Led).\* Stainless Steel - Glass Door Under Bench FREEZER (with LED).\* Custom made Stained Glass Light Box Feature (2.73m (Wide) x .8m (High)).\* Huge Wooden Coffee Table (2.5m x 1.5m).\* Washing Machine.\* Dryer.\* Microwave Oven.((\* The successful Buyer will have the opportunity to negotiate the purchase of other items with the owner, if desired)).THE UNIT IS CONVENIENTLY LOCATED TO :-\* 'Surfers Paradise Surf Club' - 60 mtrs away.\* 'Surfers Paradise Beach' - 150 mtrs away.\* GLink (Light Rail) - 'Cavill Avenue Station' - 250 mtrs away(\*A 'Go Card' Return Trip (Adult) to the 'Gold Coast University Hospital' is \$6. Additionally, the GLink Light Rail connects to the Heavy Rail network in Helensvale, to commute to Brisbane or the Brisbane Airport).\* 'Woolworths Shop' - across the street - 120 mtrs away.\* 'BWS' Liquor Store - 100 mtrs away.\* Post Office - across the street - 60 mtrs away.\* 'Paradise Shopping Centre' - across the street - 60 mtrs away.'BEACHCOMBER RESORT' AMENITIES & FACILITIES :-\*2 x POOLS (Heated Indoor & Outdoor), Spas and Sauna(This Unit is located on the SAME floor as the Indoor & Outdoor Pools. A mere 10 mtr stroll down the hall from the front door of this unit).\* Tennis Court\* Games Room & Gym\* SECURITY: Each Owner has an individual 'Swipe Card', that allows that User to access ONLY their Unit Floor, Gym Floor, Pool Floor and Underground Parking. \* An Evening Security Guard is Posted downstairs from 7:00pm to 4:00am, providing additional peace of mind.Additionally, Surfers Paradise hosts numerous annual Events (Pacific Air Show, 2023 Boost Mobile Gold Coast 500 Car Racing, Schoolies, Fireworks Displays) that provide a wonderful source of excitement and revenue generating possibilites, if considering purchasing this Unit as a Rental Investment. With Property Managers located downstairs at Reception, the ease of turning this into a Rental Property is even more convenient for you.\*\*OUTGOINGS\*\*'Gold Coast City Council' - Water & Sewerage \$1,512 Per Year.'Body Corp. Fees' - \$196 Per Week (Includes unlimited Electricity)!Gold Coast City Council' - Rates \$2,331 Per Year.For Further Enquiries Please Contact.The Phone Code for this property is: 90579. Please quote this number when phoning or texting.Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.