

# 42/5 Admiralty Drive, Paradise Waters, Qld 4217



## House For Sale

Wednesday, 12 June 2024

42/5 Admiralty Drive, Paradise Waters, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 143 m2**

**Type: House**



Peter Fenton

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## Contact Agent for Price Guide

WELCOME TO UNIT 42 - "THE NELSON" NEVER TO BE BUILT OUT SPACIOUS TWO BEDROOM APARTMENT IN A TIGHTLY HELD BUILDING - ORIGINAL OWNERS - FIRST TIME ON THE MARKET On offer is a beautifully large, 143m<sup>2</sup> two-bedroom apartment on the 7th floor in the tightly held, residential only building 'The Nelson', located in the prestigious waterfront suburb of Paradise Waters showcasing 270-degree ocean views. Upon entering, you will be greeted with views that will take your breath away. Only a stone's throw away from the beach, Macintosh Island Park, shopping, restaurants, light rail, and all amenities, this is a fantastic opportunity not only to purchase a large apartment, but a better lifestyle. Located on the 7th floor, this apartment is designed to take full advantage of the 270-degree stunning ocean views that certainly stand out compared to Hinterland views. Offering two spacious bedrooms, master with walk in, kitchen with awesome views, two bathrooms plus a secure single car space with room for storage locker. Enjoy the panoramic views of the ocean, Main Beach, and Surfers Paradise all from the comfort of your living and dining room, kitchen, and bedrooms. Showcasing large open plan dual living and dining areas plus kitchen all flowing out onto the huge sun-drenched wrap around entertainer's balcony overlooking the beautiful ocean. With only one ever owner and used as a holiday home, this property is in perfect condition and offers a blank canvas for the astute buyer who wants to modernize. This property, offered for the first time ever, has been priced to allow for a renovation budget and is an opportunity not to be missed. They just don't build them like this anymore and if they do, they are rare! Enjoy the resort style amenities on offer including swimming pool, spa, sauna, BBQ facilities, private function room and marina. Inspect today as this property will not last. Property Features:

- Fantastic facilities on offer throughout the building
- Open plan living and dining areas flowing to outdoor entertaining balcony
- Rarely available residence in prime riverfront location with sweeping 270 degree ocean views
- Large kitchen with plenty of storage and bench space and laundry
- 2 oversized bedrooms, 2 bathrooms and 1 underground secure car space with space for storage locker
- Enjoy the beachside lifestyle and entertaining precincts
- Golden opportunity for owner occupiers, investors or holiday lock up!

Body Corporate & Rates  
Body Corporate = \$198.63 / week  
Current GC Council Rates = \$2,526.86  
Water & Sewage = Approximately: \$1,200 per annum