

**47/31 Queensland Avenue, Broadbeach, Qld 4218**

 Ray White Coastal

## **Apartment For Sale**

Monday, 15 April 2024

47/31 Queensland Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**



Shaun Bourke  
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## Offers Over \$1,170,000

Welcome to apartment 47 in "Qube Broadbeach" - positioned perfectly on Level 12 and with highly desired ocean and city views! Located right in the heart of Broadbeach, this beautiful apartment presents like new and is perfect for the astute investor boasting solid returns all year round, as well as giving the owner plenty of use themselves for holidays. There are hybrid floors throughout the apartment, including the bedrooms. This turnkey apartment is all ready to go for you to enjoy the laid-back beachside lifestyle! Features: \* Spacious 109sqm floorplan \* Open plan lounge and dining with floor to ceiling glass doors \* Generous covered balcony \* East facing, 12th level position with ocean and city views \* Large kitchen with European appliances \* Master bedroom with large, mirrored built-in robe and ensuite \* Ample cupboard space throughout \* Air conditioned throughout \* Secure car space \* Optional furniture package Building Features: \* Pro-active onsite management \* Heated 15m swimming pool \* Inground spa \* Multiple BBQ area and pizza oven \* Gymnasium \* Billiard room and table tennis \* Designated seating areas \* Entertainment areas Arguably the best position in town! Straight downstairs and you are amongst all the action of Broadbeach including fine dining, cafe, bars, boutique shopping, Star casino, Convention Centre, light rail system and so much more. Call Shaun Bourke today on 0404 649 537 for more information! 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.