

**49/69-73 Ferny Avenue, Surfers Paradise, Qld 4217**



## **Apartment For Sale**

Thursday, 18 April 2024

49/69-73 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$419,000**

Situated in 'Raffles Royale' only moments from the Gold Coast's most famous beaches in Surfers Paradise, is this neat and tidy one bedroom apartment, with a tenant in place till August. Offering a superb unit to live in or the option for fantastic returns - this is an opportunity not to be missed. Perfect for the owner occupier or investor! Boasting a great living and dining area as well as a kitchen with plenty of storage and ample bench space with a balcony overlooking the pool area with plenty of natural light, plus a generously sized master bedroom and ensuite. Enjoy the large swimming pool and perfect location only moments from everything you could need. This is a fantastic opportunity to secure your own centrally located apartment only footsteps from the beach, the trendy entertainment precinct, restaurants & cafes of Chevron Island, Surfers Paradise, Isle of Capri & major shopping centres. Inspect today as this property will not last long & must be sold! \* Motivated owners - Act fast this will not last long! \* One bedroom, one bathroom and one car park\* Currently tenanted to a great long term tenant at \$430/week with a rental appraisal of \$475/week\* Footsteps to Surfers Paradise beaches, lifestyle & entertaining precincts\* Tenanted till August and ready for new owners - live in, rent out or hold for future potential\* Owners are extremely motivated & will look at all written offers\* Golden opportunity for owner occupiers or investors Location: Chevron Renaissance Shopping Centre - 0.2km G-Link Light Rail Stop - 0.3km Surfers Paradise Beach - 0.5km Chevron Island - 0.5km Isle of Capri Via Roma Shopping Centre - 1.8km Home of the Arts (HOTA) - 1.9km Main Beach - 2.0km Broadbeach - 2.6km Gold Coast Convention & Exhibition Centre - 3.4km Star Casino - 4.1km Pacific Fair Shopping Centre - 5.3km 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 inquiries to verify the information contained herein.