

**502/40 Surf Parade, Broadbeach, Qld 4218**



**Apartment For Sale**

Tuesday, 12 March 2024

502/40 Surf Parade, Broadbeach, Qld 4218

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



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## Offers over \$440,000

Presenting a neat, tidy and perfectly located 1-bedroom unit in the heart of Broadbeach, Queensland. Not only does this residence promise comfortable living but also presents a new owner the opportunity to renovate and style their own way with an open floor plan to work with. Ideal for first-time homebuyers seeking a hassle-free lifestyle or astute investors eyeing lucrative returns. Upon entering this 5th floor unit, you'll find a generously-sized open living space and a bedroom complete with a spacious wardrobe and an adjoining bathroom. Flooring has been upgraded with engineered timber panels and the living area has a custom mirrored sliding door cupboard installed, neatly housing the TV and creating extra storage. The north-facing orientation ensures that natural light bathes the living areas, creating a bright and inviting atmosphere. Location-wise, this property hits the bullseye. A short stroll takes you to the golden sands of the beach, Broadbeach's bustling dining and entertainment precinct, the renowned Star Casino, and the retail haven of Pacific Fair shopping centre. What's more, it's conveniently situated just across the road from the Q-Link tram station, providing easy access to Surfers Paradise and beyond. For investors, securing a long-term tenant is a breeze, with rental potential of approximately \$550 - \$600 per week. The Body Corporate fees are approximately \$78 per week, making this investment a financially sound choice. Key Features:- 1 bedroom with a spacious wardrobe and adjoining bathroom- Abundant natural light due to north-facing aspect- Engineered timber flooring throughout- Custom hidden storage- Walking distance to everything- Very neat and tidy- Lovely relaxed ambient feel Complex amenities:- Swimming pool- Spa- BBQ facilities- Large grassed area for lawn games In summary, this property presents an exceptional opportunity to enter the property market at an affordable price point. Don't miss your chance to own this hidden gem in the heart of Broadbeach! Disclaimer: While we have taken every effort to ensure the accuracy of this information, we disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers are advised to conduct their own inquiries to verify the provided information.