

54/4-6 Britannia Avenue, Broadbeach, Qld 4218

 Coastal

Apartment For Sale

Friday, 9 February 2024

54/4-6 Britannia Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Guy Powell

0413030851

Auction

Auction In Rooms, Wednesday 28th February at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Start your day with a sunrise to the sound of the ocean and enjoy all that this lifestyle location has to offer where the beach is your front yard and the stunning ocean vistas capture your attention. Perfectly positioned on the 13th floor of the highly desirable "Ocean Royale" building, this spacious two bedroom, two bathroom beachfront apartment boasts the cherished North-East aspect that is often sought but seldom found. Presenting in immaculate condition with a functional floor plate, enjoy ocean or hinterland views from every aspect of this apartment. Sit back, relax and enjoy stunning sunsets over the hinterland daily on the master suite balcony. Prepare breakfast with a surf check in your well equipped kitchen that flows seamlessly to the open plan living and dining spaces. The huge wrap around balcony captures coastal breezes all year round. Spacious master ensuite with ensuite, walk-in robe and additional balcony. Generously sized second bedroom with built-in robes, family bathroom with bathtub and separate internal laundry. "Ocean Royale" is situated opposite the beach on the Northern end of Broadbeach, just a short stroll to Broadbeach Bowls Club, Kurrawa Surf Club, Pacific Fair, The Star Casino, parks, restaurants and cafes, public transport and mere footsteps to world class beaches. Property Features: • 2 bedroom, 2 bathroom beachfront apartment • North-East facing aspect • Positioned on the 13th floor of the desirable "Ocean Royale" building • Fully furnished • Ocean and hinterland vistas from every room • Open plan living and dining spaces with huge wrap around balcony • Master suite with walk-in robe, ensuite and separate balcony • Generously sized second bedroom with built-ins • Family bathroom with bathtub • Separate laundry • Secure basement carpark • Four apartments per floor • Resort style facilities: indoor heated pool, outdoor pool, BBQ & entertaining areas, sauna, spa

Property Specifics: • Council Rates: \$3,481.78* half yearly • Water Rates: \$432.00* per quarter • Body Corporate: \$248.36* per week • Rental Appraisal: \$850* per week* Approx 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. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.