

56/5 Admiralty Drive, Surfers Paradise, QLD, 4217

Sold Apartment

Monday, 22 May 2023

56/5 Admiralty Drive, Surfers Paradise, QLD, 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Robert McGregor

Macintosh Island - Ocean, Waterways, Hinterland & Skyline Views

Exclusively located on Macintosh Island with the perfect North East aspect with protected Ocean views from the 10th level. This spacious apartment is bathed in natural light and offers a wonderful lifestyle in the coast's highly sought after Paradise Waters, just a short stroll to the desired surf and sand at Main Beach.

Located within The Nelson, a highly regarded, tightly held, and rarely available waterfront complex, this home offers generous proportions throughout. The two bedroom, two bathroom floor plan is designed for comfort and functionality with the layout featuring space, strategic separation of bedrooms and floor to ceiling windows throughout to capture the incredible views from every angle.

A hospitable entry foyer flows into a combined living and dining area which stretches out to the wrap around balcony, ideal for barbecuing, entertaining or simply relaxing. The well appointed kitchen features uninterrupted views. The main bedroom enjoys direct ocean views, balcony, ensuite and large walk-in wardrobe. Second bedroom has a balcony, built-in robes, fabulous river views and easy main bathroom access.

Other features include a large separate laundry, ducted and zoned air-conditioning, storage and a secure underground car park with storage. Ready to occupy as is or modify to add your own personal touches, this apartment has everything an astute buyer would desire.

The building itself offers a Marina, video security, pool, hot spa, sauna, BBQ pavilion and tropical gardens, all amenities that come with the added security of having an onsite building management team. In addition to its enviable location, 'The Nelson' is a quality boutique building that sees very few changes of ownership and is surrounded by some of the best waterfront properties on the Gold Coast.

Embrace the tranquillity of the Macintosh Island lifestyle with panoramic views on offer in this fantastic apartment at the Gold Coast's premier locale, where you're a short distance to the open ocean, while at the same time being an easy walk to gardens, walking & cycling tracks, playgrounds, Tedder Ave, Surfers Paradise city and also Light-rail to Southport city district, Griffith University, Hospitals, top class schools - the list goes on!.

Property Specifications:

- * Pet Friendly (STBCA)
- * 10th Level - 2 bed, 2 bath apartment in tightly held "The Nelson"
- * Shops onsite include a fabulous restaurant, convenience store & Coffee shop
- * Ducted air conditioning throughout
- * North East facing with spectacular direct ocean and hinterland & river views
- * Exclusively residential only with 15 floors & 70 residents
- * Canal beach frontage, private marina
- * Separate full-size kitchen, generous bench, quality appliances
- * Spacious bedrooms: master with his/hers walk-in-robe & ensuite
- * 2nd with built-ins & private balcony
- * Formal entrance, internal laundry, plenty of storage
- * New Pool, Indoor heated spa, sauna, gym, BBQ Pavilion and function room
- * Low body corporate fees, well-managed complex
- * Exceptional onsite manager - Private car park, CCTV security throughout building
- * Walk to three great parks - Paradise Waters Park (dog off lead) Ewan Batt Park and * Macintosh Park with resident peacocks, ducks and geese.
- * Walking short-cut to Main Beach with Narrow Neck across via Macintosh Park
- * 750 meters to Main Beach Tram Station, short stroll to Tedder Avenue

* Private schools, including The Southport School, St Hilda's nearby

Financials:

- * Body corporate is approx. \$143 per week
- * Floor Plan Approx. 150m2 (Internal 122m2 + Balconies 25m2)
- * Sinking fund balance as of 9 January 2023 is approx. \$122,777.15
- * Council rates are approx. \$1,712 per annum (depending on intended use & discounts)
- * Water charges are approx. \$1,450 per annum
- * Rental appraisal is approx. \$800 per week
- * Internal & Balconies = 150m2
- * Carspace on title with room for a storage shed
- * Bulk electricity provider - very affordable tariffs

Please contact Rob McGregor - 7 Days per week to arrange an inspection. 0448 208 810 - Face-time / WhatsApp inspections are available upon request.

DISCLAIMERS:

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This property is being sold 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.