

57/35 Broadbeach Boulevard, Broadbeach, Qld 4218 **RayWhite**

Apartment For Sale

Tuesday, 14 November 2023

57/35 Broadbeach Boulevard, Broadbeach, Qld 4218

Bedrooms: 3

Bathrooms: 2

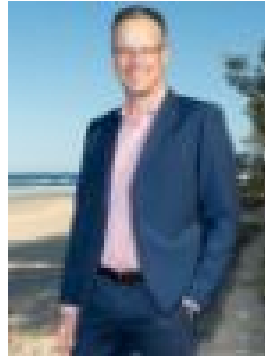
Parkings: 2

Area: 174 m2

Type: Apartment



Mark Stafford
0413302222



Andrew Rouse
0419572201

Auction

****ONLINE AUCTION - PRE-REGISTER NOW BY CALLING 0413302222 OR SENDING AN EMAIL ENQUIRY ****Expansive 'never to be built out' wide ocean views have you floating over the Pacific Ocean in one of Broadbeach's best coastline aspects, with endless kilometres of beaches all the way to Rainbow Bay. The coastal breezes flow through effortlessly, and with 3 sides to the apartment, natural light and airflow is easily controlled to ensure your comfort on the top floor, level 19, of Boulevard North. The living, dining and kitchen capture endless views with something always going on, whether it's whales, surf life savings championships, surfers, boats or hot air balloons over the Hinterland, it's just as easy to drift off into thought watches and listening to the waves roll in. Only two families have enjoyed BN57's glorious virtues over the last 41 summers; its treasured views have kept its owners coming back to enjoy the best the Gold Coast has to offer; world class patrolled beaches, dining, shopping, entertainment, walking/biking paths, sporting, boating and convention facilities, all within 1.4km from your doorstep. BN57 provides an excellent floor plan with good separation from sleeping to living and entertaining, making liveability a priority. The building is well maintained with significant recent works including painting, window & door replacement, pool refurbishment and various updates. If you're an investor, then you've found the sweet spot of having the sole-3 bedroom apartment in Boulevard North, as it has remained a 'one off' in the building since construction, which has ensured it is highly prized by the consistent repeat visitors over the years, and equally valued by the excellent onsite management with vast experience and dedication to providing visitors and owners with a quality experience. The owners have enjoyed the steady income stream when they're not using BN57. While the seller has enjoyed every moment of ownership, family circumstances have opened the opportunity for BN57 to come to the open market for sale with the auction date set for December 15 at 12pm. Please register your interest to receive documentation for your due diligence. It could be another two decades before the opportunity arises again. **TO REGISTER NOW, ENQUIRE VIA EMAIL** The Apartment: 3 Bedrooms all with ocean views - master en suited, own balcony, A/C 2 Separate car spaces on title 1 Storage cage use (not on title) 174m² (142m² internal, 32m² external) Separate laundry with storage Lockable storage for owners use Freshly repainted in crisp white Fully furnished Location: 20m Beach and walking tracks 600m Broadbeach Bowls Club and Nikiforides Park 650m The Oasis & Broadbeach Mall 700m Surf Parade dining 750m Oracle dining and shopping 1.2km The Star Dining and entertainment precinct 1.4km Pacific Fair Shopping Centre 2.2km Surfers Paradise 5.7km Pindara Private Hospital 19km Gold Coast International Airport Financials: Water \$718 last quarter Rates \$3,437 last half Body Corporate \$344 per week Sinking Fund \$329,624 as of 09/11/23 Facilities: Onsite Management (highly regarded) Pool, spa and sauna Tennis court BBQ and dining area Manicured grounds with herb garden Visitor parking Building: Boulevard North 58 apartments 19 levels serviced by 2 lifts Built circa 1982 3 street frontages 2,615m² site *All distances and data are approximate 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. * denotes approximate measurements