

6/21 First Avenue, Surfers Paradise, Qld 4217

Unit For Sale

Saturday, 15 June 2024

6/21 First Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: Unit



Roger Haddad
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Offers above \$659,000

This BEACH SIDE, move-in ready, two-bedroom unit, one of just six in the small block, has just been listed. Positioned in the best part of the building, right at the end and on the top floor with a sun kissed due NORTH aspect and surrounded by a private leafy setting. Tucked away in a peaceful area between bustling Broadbeach and Surfers Paradise. Walking distances to the beach, cafes, and convenience stores in addition to the light rail stop. This one has a very low body corporate cost of approx. \$36.54 per week, making it perfect for owner-occupants, first-time homebuyers, or astute investors. This 2-bedroom unit features:~ Renovated quality stone bench kitchen with extra storage space, modern appliances including an integrated fridge, feature splash back tiles, range hood and wooden shelving.~ Spacious & air-conditioned open plan unit complimented by vinyl wood like flooring and ceiling linear boards throughout~ Both bedrooms have built-in wardrobes~ Large, enclosed balcony that is perfect for work from home office/study.~ Your vehicle will be secure in the underground security car space which is wider than usual and stand alone.~ New smoke alarms and compliance certificate~ Ceiling fans, updated led lights throughout and new carpets in both the bedrooms~ Pet friendly building~ Rental appraisal of \$650-\$700pw or short term Airbnb with potential income of approx. \$50,000 p.a.~ Block size 607m2 with redevelopment potential. Contact Roger Haddad on 0401055591roger@gcrp.com.auwww.facebook.com/gcrprogerhaddad or follow me on www.instagram.com/rogerhaddadgcrpDisclaimer - We have in preparing this information used our best endeavors 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