

**6/2913 Gold Coast Highway, Surfers Paradise, Qld  
4217**



**Sold Unit**

Monday, 14 August 2023

6/2913 Gold Coast Highway, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$467,000**

These low maintenance two bedroom, three-storey walk-ups rarely come to market east of the Gold Coast Highway between Surfers Paradise and Broadbeach - especially with low levies. Attention astute investors and like-minded buyers. The current owner is planning for retirement. The complex known as Sherwood Court occupies a large title with just 12 units holding this combined space. Located only 300 metres from the beach. It is inevitable that small complexes like this will in time be consolidated by larger high-density development, being on the light rail corridor and in such a desired area. We have all heard the old adage " position, potential and profit " With low-body corporate and secure parking this is a purchase that will satisfy the head and the heart. This unit offers open-plan living plus a full-size modern kitchen and bathroom. Overall the unit is light, bright and airy and has neutral colour throughout. Florida Gardens G:link tram stop is just 300 metres walk from your front door. It's an ideal residence for people working or studying anywhere from GC Uni Hospital down to Broadbeach. Property Features Include : • Terrific 2 bedroom & 1 bathroom residence with separate toilet• As mentioned being a small block of 12 units there is underlying development holding value• Small sitting balcony off the main bedroom• Spacious kitchen and fans throughout• Quiet and private with 2.6 metre high ceilings• Approx 300 metres walk to the beach• Secure single car lock up basement garage with remote• Body corporate of \$41.92 per week - paid quarterly• Easy access to the light rail connection• Rental appraisal of \$500.00 per week • Currently tenanted until 30/05/2024This is an opportunity not to be missed, a must to inspect. Please attend one of the advertised open homes or call Tim Grevell. For motivated interstate buyers, certainly please request a Facetime inspection. Agent conjunctions are welcome. Disclaimer:In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.