

**6/3 Sunset Boulevard, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Wednesday, 12 June 2024

6/3 Sunset Boulevard, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Auction

Due to unforeseen illness, this charming north facing apartment is now available for sale. Located on the ground floor of a secure complex, this spacious 1 bedroom apartment offers both comfort and convenience. A short walk brings you to the vibrant heart of Surfers Paradise, making it an excellent home or a valuable addition to your property investment portfolio. Key Features:

- Situated on the ground floor in a secure complex, just a short walk from the bustling center of Surfers Paradise.
- The open-plan living area offers ample space and overlooks the complex's swimming pool, creating a relaxing and enjoyable environment.
- The apartment features a renovated kitchen and bathroom, with stylish hybrid flooring throughout.
- The master bedroom includes a mirrored robe, ceiling fan, and access to a private balcony.
- A good-sized kitchen equipped with electric cooking facilities.
- The combined bathroom and laundry come with a dryer and tub, ensuring functionality and ease of use.
- Body Corporate of \$102 per week approx
- Leased but Available Soon - the apartment is currently leased, but the tenant is vacating shortly, offering immediate potential for new occupancy or investment.

Illness forces sale, so all offers will be considered. Don't miss this opportunity to secure a delightful apartment in a prime location. 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 inquiries 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.