

# 607/3440 Surfers Paradise Boulevard, Surfers Paradise, Qld 4217



## Sold Unit

Saturday, 12 August 2023

607/3440 Surfers Paradise Boulevard, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 81 m2

Type: Unit



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0478800700

**\$830,000**

Extremely motivated vendor has purchased elsewhere! Absolutely will not find better value in the entire building! Discover the epitome of beachside living at the exquisite 'Rhapsody Resort' in Surfers Paradise. This remarkable two-bedroom apartment boasts Northerly ocean vistas, skyline and mountain views offering an unparalleled blend of opulence and convenience. With access to an array of world-class amenities, this property presents a lucrative investment opportunity! Indulge in absolute luxury with access to two exclusive sky terraces on Level 27 & 41 that'll provide an unparalleled experience, featuring a communal garden, fully equipped gymnasium, sophisticated residents lounge and bar, BBQ facilities and private relaxation zones with breathtaking ocean views. On ground level, there is a stunning resort-style swimming pool, BBQ facilities, sun-lounges and refreshing sauna and steam room facilities. There is also a beachside cafe and professional on-site management that ensures you receive the most profitable returns for your investment property. Apartment 607 is a sleek 92m<sup>2</sup> two bed, two bath corner unit on Level 6 that has view aspects of the ocean, skyline and mountains from the North to the West. Admire the intelligent layout that exudes contemporary elegance featuring floor-to-ceiling glass window panels, gas-cooktops and European designer appliances that grace the modern kitchen. The master bedroom comes complete with an ensuite and walk-in-robe, providing the ultimate in comfort and convenience. Presenting as new, this apartment is fully furnished and air-conditioned, ensuring a seamless transition to your beachside sanctuary. The apartment's elegant design is highlighted by the inclusion of exquisite furnishings that perfectly complement the luxurious lifestyle on offer. Apartment Features:- Corner two bedroom, two bathroom 92m<sup>2</sup> sleek apartment- Open plan living and dining flows out to the open covered balcony - Modern kitchen with stone bench-tops and euro stainless steel appliances- Master bedroom with floor to ceiling corner window panels, walk-in robes and ensuite- Separate main bathroom and laundry room- Split system air-conditioning in all bedrooms and living areas- 1x basement car-space Ground Level- Contemporary Foyer with guest lounges- 3x high speed lifts- Solar-heated resort style swimming pool and spa- Undercover BBQ entertaining terrace- Multiple sun-lounges- Streetfront cafe Level 27 - Exclusive residents lounge and private function area with wifi- Fully equipped gymnasium with incredible views- Outdoor terrace with BBQ and seating areas Level 41 - Sky deck with BBQ/outdoor kitchen and seating areas overlooking the ocean - Urban market garden for residents use- Yoga and reflection spaces

Income and Outgoings- Gross Income July 2022 - June 2023 - \$104,615.80 (Ave \$2,011.84 per week)- Council Rates: Approx. \$4027 per annum- Water Rates: Approx. \$3478 per annum- Body Corporate: Approx. only \$112 per week that includes access to all the classy facilities, administrative fund contributions, sinking fund contributions and building insurance. Sinking fund balance: Approx. \$230,000 Located on Surfers Paradise Boulevard, this property offers more than just real estate – it's a lifestyle investment. Marvel at the stunning ocean views and embrace the allure of 300 days of sunshine annually, warm blue waters, and an average temperature of 25 degrees. Positioned just steps away from the surf beach, two tram stops from the vibrant nightlife and shopping of Orchid Avenue, and near the G-Link Train, convenience is at your doorstep. Secure your spot in the high-octane world of the GC 500 Supercars race perfectly positioned on turn two of the thrilling GC 500 Supercars race while reaping the benefits of a sound investment decision. Ride the wave of high demand and enjoy consistent passive income, all while basking in the exhilaration of the trackside experience! This is your opportunity to own a piece of the Gold Coast's most sought-after lifestyle. Whether you seek a profitable investment or a picturesque residence, Rhapsody Resort's exceptional qualities make it an attractive choice. With a history of high occupancy rates and over \$100,000 in holiday rent during the last financial year, this property promises not only a sound investment but an unforgettable Gold Coast holiday experience. Don't miss out on this spectacular opportunity to invest in the ultimate beachside luxury. Contact us today to arrange a private viewing and seize the chance to embrace the Surfers Paradise lifestyle at its finest. This is a magnificent property and a magnificent opportunity not to be missed! We are under clear and strict instructions to submit each and every offer! Do not miss this one.

Disclaimer: 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 inquiries to verify the information. This website may have filtered the property into a certain price bracket for website functionality purposes only and any estimates on this page are not provided by the agent and should not be taken as a price guide.