

**62/20 Commodore Drive, Surfers Paradise, QLD,  
4217**

**Sold House**

Monday, 22 May 2023

62/20 Commodore Drive, Surfers Paradise, QLD, 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Robert McGregor

## Under Offer -

### View By Private Inspection -

Tightly held Kings Row Centre and positioned ideally on the 15th level directly under the penthouse and perfectly placed in one of the finest, most iconic residential addresses in Australia, Commodore Drive, Paradise Waters. With spectacular north facing water views this property will be sold.

Prestige, privacy & sophistication is what you will purchase in your absolute waterfront address. Enjoy luxury living with maximum comfort and relaxation, in this high demand location. You will be impressed with the size and space of this apartment, especially with level 15's exclusive oversized balcony and the for entertainment and excellent storage throughout.

This sky apartment has been renovated and situated in the exclusive estate of Paradise Waters, between the Ocean and Main River. Kings Row Centre is a mature and beautifully built waterfront complex and the huge benefit to you is, "they don't build 'em like they used to!" With one spacious bedroom and even larger living areas all flowing out to a north facing balcony, the apartment offers spectacular views.

A quality build by Ron McMaster, Kings Row Centre commands open views to the northern reaches of the Gold Coast, main river waterways, the majestic Hinterland ranges, expansive Broadwater and the magnificent Pacific Ocean to name a few.

Downstairs, this beautifully maintained complex delights with a sparkling pool set amidst lush landscaping, spa and his/hers sauna for a little pampering, plus a barbeque area for entertaining friends. Security is assured with a private basement carpark, CCTV security throughout the building and entrance via a modern home automation system and number plate recognition. Fabulous Kings Row Centre offers an enticing waterfront lifestyle with convenient access to the many delights nearby, including a convenient walking short-cut across Macintosh Island Park to the beach, a short stroll to the tasty temptations of Tedder Avenue restaurants, and only 400m from the Main Beach Tram Station. There's easy access to exclusive private schools, including The Southport School and St Hilda's, as well as desirable dining or shopping at Marina Mirage.

If you're seeking a fabulous waterfront lifestyle in an exclusive residential complex, this Kings Row Centre apartment is sure to impress. Arrange your inspection today.

Facilities in Kings Row Centre include a heated pool & spa, two sauna's, bbq area, boat ramp, car washing bays, off street parking for residents, new 12 berth marina and on-site managers.

### Property Specifications:

- \* North-facing with ocean, river, skyline and hinterland views
- \* Newly renovated throughout - nothing to do
- \* 15th level, 1 bed, 1 bath with on oversized balcony exclusive only to level 15
- \* Spacious open plan living-dining, flows onto sweeping balcony with stunning views
- \* 2 new reverse cycle air-conditioning units
- \* Formal entrance, internal laundry, plenty of storage
- \* Exclusively residential, with 16 floors, only 65 residents
- \* Pet Friendly (STBCA)
- \* Canal beach frontage
- \* Private marina available for leasing up to 34 ft vessel
- \* Private boat ramp

- \* Heated pool, landscaped surrounds, spa, his & hers sauna, undercover bbq area
- \* Low body corporate fees, well-managed complex with exceptional onsite manager
- \* Private car park, CCTV security throughout building
- \* Home automation entry to building and number plate recognition to basement
- \* Surfboard storage room & bicycle racks
- \* Gentle stroll to dog park (off leash), walking short-cut to Main Beach, Narrow Neck across Macintosh Island Park
- \* Best private schools, including TSS & St Hilda's nearby
- \* 400 meters to Main Beach Tram Station
- \* Short walk to Tedder Avenue cafes and shortcut over to the beach
- \* Builder: Ron McMaster Constructions

#### Financials:

- \* Body corporate is approx. \$117 per week
- \* Sinking fund balance as of 3 November 2022 is approx. \$507,213
- \* Floor Plan Approx. 94m2 (Internal 76m2 + Balconies 17m2)
- \* Council rates are approx. \$1,900 per annum
- \* Water charges are approx. \$1,300 per annum
- \* Rental appraisal is approx. \$680 per week
- \* Carspace on title
- \* Bulk electricity provider - very affordable tariffs

Please contact Rob McGregor - 7 Days per week to arrange an inspection. 0448 208 810 - Face-time / WhatsApp inspections are available upon request.

#### DISCLAIMERS:

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 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.