

63/40 Ferny Avenue, Surfers Paradise, QLD, 4217

Sold Apartment

Monday, 22 May 2023

63/40 Ferny Avenue, Surfers Paradise, QLD, 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Robert McGregor

Renovators Dream - Amazing Views In Prestige Building

UNDER OFFER -

Renovators delight - 2 bedroom, 2 bathroom apartment on the 21st level with amazing ocean, city and river views. The floor plan can be modified to create a study or 3rd bedroom option.

The buyer of this property will enjoy the lifestyle on offer at Waterways - Central Surfers Paradise position right on the river and in the heart of the city - Easy stroll to Coles, cafes, shopping, restaurants, GC Light Rail and the beach. The ideal location providing a desirable mix of lifestyle and convenience.

Waterways is a boutique residential only apartment building with prestige facilities including a heated pool, gym, BBQ area, full security and ideal apartment to live, holiday or a fantastic investment.

Buyers note - this home does require work and offers so much opportunity to a renovator or astute investor with vision.

The views from level 21 will not disappoint from the East facing balcony.

Property Specifications:

- * Some renovations are required to complete Apt 63
- * 21st level in the tightly held Waterways Apartments
- * Pet Friendly (STBCA)
- * East facing - Ocean, Skyline & River views
- * Exclusively residential
- * 23 floors, only 69 apartments
- * Option to create study / small 3rd bedroom
- * River frontage, with fishing pontoon
- * Spacious open plan living-dining
- * Master with walk-in-robe and ensuite
- * Internal laundry, plenty of storage
- * Heated pool, landscaped surrounds
- * Spacious BBQ area by the water
- * Private car park, CCTV security throughout building
- * Well-equipped Gymnasium
- * Easy stroll to the beach

Financials:

- * Body corporate is approx. \$124 per week
- * Floor Plan Approx. 133m2 (Internal 112m2 + balconies 21m2)
- * Sinking fund balance as of 9 August 2022 is approx. \$631,475.10
- * Council rates are approx. \$1,530 per annum (depending on intended use & discounts)
- * Water charges are approx. \$1,268 per annum
- * Carspace on title
- * Rental appraisal is approx. \$620 per week (with standard renovation)

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.