

**7/11 Old Burleigh Road, Surfers Paradise, Qld 4217**

— **Coastal**

## **Apartment For Sale**

Wednesday, 17 April 2024

7/11 Old Burleigh Road, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

**\$715,000**

This oversized two-bedroom apartment has the beachfront aspect and located on the top floor of 'Nepean Lodge' apartments. With a private outlook, ocean views and that sought after North/East corner position this is the diamond you have been waiting for. This property is set in a boutique block just metres from the beach with plenty of natural light and indoor/outdoor flow to a sunny balcony. Its updated and renovated interiors are a perfect fit for its laidback beachside setting whilst also offering huge potential for a set and forget investment if required. A true 'lifestyle' position this is an ideal property for owner occupiers or investors alike. Whether you are looking for a beautiful, character-filled home or a blue-chip beachfront investment, you can't go wrong. Property Highlights: 2 Bedroom 1 Bathroom 2 Car Large, combined laundry & double sized shower Single lock up garage Additional open allocated car space North/East Facing Size: 124sqm including garage High Returns up to \$750 per week Low Body Corporate Approx \$99 per week Walking distance to Broadbeach & local bus stop at your doorstep Light-filled living areas, timber flooring, private kitchen Loads of storage and retro breakfast bar Two well-proportioned bedrooms both with built in robe. Great investment property offering strong rental yields and potential development. Facilities Include: Inground pool, Landscaped gardens, Communal herb garden, BBQ area, 16 apartments 1,770 m<sup>2</sup> block size with potential redevelopment in the future 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 enquiries to verify the information contained herein.