

7/4 Mary Avenue, Broadbeach, Qld 4218

Professionals

Unit For Sale

Thursday, 16 May 2024

7/4 Mary Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Auction

Experience the perfect blend of comfort and coastal charm with this 2-bedroom, east-facing unit, opposite Broadbeach State School. This well-presented property is situated on the middle floor of a small block, offering both privacy and a tight-knit community vibe within a complex of just 12 units, in the very desirable location of Mary Avenue. Set within 'Blue Surf', a boutique building on a generous land area of 1,012 m², this property promises ample space and a serene environment, ideal for both relaxation and entertainment. The east-facing aspect ensures that each morning the spacious living spaces are bathed in natural sunlight, providing a warm, inviting atmosphere that energises and revitalises, with the added benefit of a secure lock-up basement car space. Whether you are seeking a holiday home, solid investment opportunity, owner occupier residence or are a first-time home buyer looking to enter the market, with the added bonus of potential future redevelopment of this site it cannot be overlooked as a quality purchase. Features Include: • Spacious 2 bedrooms • 1 Bathroom • Boutique Block of only 12 units • Large East facing balcony • Single space lock-up basement car parking • Separate laundry • Vacant Possession and ready to move into or ready to lease • Approx 200m from the closest light rail station • Site Zoning: High Density Residential, HX, RD8 This beachside property is perfect for anyone looking to indulge in the vibrant lifestyle of Broadbeach while enjoying the tranquillity of an exclusive residential area where you can soak in the sun every day at some of the Gold Coast's most famous patrolled beaches only a short stroll away. Make offer today as owner will consider selling prior to Auction. Enjoy all the conveniences of being in close proximity to the Gold Coast Convention Centre, Star Casino and world-class retail shopping at Pacific Fair, while quality restaurants and cafes in the heart of cosmopolitan Broadbeach are all a short walk away. You may never need the car again, as you catch the light rail at Broadbeach South Station (a mere 200m approx. from your doorstep) granting you access to the best of what the Gold Coast has to offer, while schools and bus public transport are all close by. Whether you are a professional seeking a peaceful retreat or a small family dreaming of a beachside life, this unit is an ideal choice. • Council Rates: Approx \$2,960 per annum • Water Rates: Approx \$1,600 per annum • Body Corporate Rates: Approx \$67 per week • Rental Estimate: \$625 - \$650 per week Auction - Thursday 6th June, 4pm On Site (if not sold prior) Auction Conditions - 5% Deposit, 30-day settlement Outstanding position and potential! - Contact Brooke Henley-Smith or Andrew Henderson to arrange your viewing today! Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. 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 only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.