

**7/43 Chelsea Avenue, Broadbeach, Qld 4218**

**Professionals**

**Sold Unit**

Friday, 23 February 2024

7/43 Chelsea Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Larissa Martos  
0424996661



Matt Maguire  
0437002952

**\$700,000**

Are you ready to seize an incredible opportunity in the real estate market? Look no further, because this motivated seller is ready to sell off their investment! This highly prized location continues to evolve, known for its laid-back beachside lifestyle and an ever-growing array of cafes, bars, and restaurants. Whether you're an astute investor looking to make your mark on the beachside property market, a future owner-occupier in pursuit of a sea change, or seeking a weekend retreat in one of the most exclusive locations on the Gold Coast, this perfectly positioned unit is an absolute must-see. Secure your future in this prime position property, set on a 878m<sup>2</sup> land area with only 8 units and fantastic future redevelopment potential with 'High Density Zoning' - 2 Bedrooms - 1 Bathroom, combined laundry - Tiled Living area - Single lock up garage - Potential future development site on an 878m<sup>2</sup> block - Zoned 'High Density' - Within walking proximity to shops, restaurants, Star Casino, Pacific Fair Shopping Centre and the Gold Coast Convention Centre - All the conveniences of the light rail at the end of the street. Don't let this exceptional opportunity slip through your fingers. Whether you desire a beachside oasis for yourself or a shrewd investment, this apartment promises a lifestyle of sand, surf, and the finest coastal living. Act now and contact us for a viewing before it's too late. Contact Larissa Martos or Andrew Henderson today to get a copy of your information pack! Body Corporate fees: \$55 per week (approx.) Council rates: \$2,764 per annum (approx.) Water rates: \$1,456 per annum (approx. - variable upon consumption) Current Rental Income: \$580 per week until 4th August 2024 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.