

72/70-80 Marine Parade, Coolangatta, Qld 4225



Apartment For Sale

Tuesday, 14 May 2024

72/70-80 Marine Parade, Coolangatta, Qld 4225

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Gavin Keith
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Expressions of Interest

Welcome to your slice of beachfront paradise! Set on the 15th level of Ocean Plaza, this luxurious two-bedroom apartment offers convenient and coveted beachfront living at its finest. Prepare to be captivated by the stunning panoramic views of the Gold Coast, Pacific Ocean, and hinterland that stretch out before you, painting a picture-perfect backdrop to your everyday life. As you step inside, you'll be greeted by a spacious tiled living and dining area that perfectly frames the magical vista beyond. The light and bright kitchen is equipped with an ample amount of bench and cupboard space, perfect for whipping up delicious meals while soaking in the scenery. There are two good-sized bedrooms, including the master bedroom which boasts spectacular ocean views, a large wardrobe, and an ensuite, offering a tranquil retreat where you can unwind and rejuvenate. With ceiling fans throughout and air-conditioning in the living room, you'll stay comfortable year-round, while the secure building provides peace of mind. Ocean Plaza offers an array of resort facilities, including two full-sized tennis courts, a golf driving range, a well-equipped gym, a games room, and a heated swimming pool and spa overlooking the ocean. Situated with direct access to the Strand Shopping Centre, you'll have boutique retail, dining, and entertainment options right at your doorstep, ensuring that everything you need is within easy reach. From the pristine beaches to the vibrant nightlife, there's something for everyone in this sought-after locale. Whether you're looking for a permanent residence or a holiday investment, this apartment offers the perfect opportunity to live the beachfront lifestyle you've always dreamed of. The property will be sold fully furnished, as is. The refrigerator, dishwasher, range-hood, washing machine, and clothes dryer are brand new.

WHERE TO FROM HERE? Direct access to The Strand Shopping Centre 120m to Coolangatta Beach 190m to Coolangatta SLSC 550m to Kirra Hill Lookout 700m to Twin Towns Services Club 1.4km to Snapper Rocks 2.8km to Coolangatta Airport 50 minutes to Surfers Paradise 50 minutes to Byron Bay

THE FINER DETAILS: Council Rates: \$2,937 per half annum (approximately) Sinking Fund Balance: \$1,253,176.98 as at 31/08/2023 Permanent Rental Appraisal: \$800 - \$850 per week Holiday Letting Returns: July'22 to June'23 Total FY Holiday Rental Income: \$85,775 Income Paid to Owner (after rental costs): \$51,651 July'23 to Mar'24 Total YTD Holiday Rental Income: \$64,700 Income paid to Owner YTD: \$37,400

Don't miss your chance to own this incredible piece of paradise! Contact Gavin Keith on 0438 243 441 for further information or to arrange your inspection.

DISCLAIMER The information relating to this property has been obtained by a third-party source, which is believed to be accurate and reliable. RBR Property Consultants has taken every care to ensure this information is as reliable and accurate as possible but may be subject to errors and omissions. RBR gives no guarantee that this information is 100% correct and it is recommended that you consult an advisor.