

83/3554 Main Beach Parade, Main Beach, Qld 4217



**Unit For Sale**

Thursday, 9 May 2024

83/3554 Main Beach Parade, Main Beach, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ryan Ward  
0405309359



Darryl Bright  
1300576000

## Auction

Framed by expansive 180-degree city, hinterland, ocean, Broadwater, and Main River views, this renovated 20th-floor apartment offers space, style and a sensational outlook. Boasting 174m<sup>2</sup> of light-filled living within "Spinnaker", the sprawling dimensions, open-plan design, full-height glazing and Travertine floors promise a desirable, easy-care lifestyle less than 200m from the beach. Equipped with a bright and oversized kitchen, living and dining zone that gazes out over iconic views, this space includes an integrated bar and access to the vast wraparound balcony. Relax or host guests here against a panoramic backdrop, with enviable vistas following you into the three bedrooms. The substantial master suite also features a walk-in robe and ensuite with full-height tiling, while the second bedroom boasts direct access to the elegant main bathroom. Built-in robes are fitted across both, with a cosy window seat adding character and comfort to bedroom three. For those who covet a "lock and leave" lifestyle or are searching for a savvy investment, Spinnaker hits every mark. On-site management ensures smooth operations while extensive amenities – including a pool, spa, sauna, steam room, gym, and full-size tennis court – cater to every recreational need. Secure parking with added storage is available as well, plus the residential-only complex is pet-friendly. The Highlights:

- Renovated 20th floor apartment with a spacious, light-filled 174m<sup>2</sup> floorplan
- Expansive 180-degree views encompassing the city, hinterland, ocean, Broadwater and Main River
- Part of the pet-friendly, residential-only "Spinnaker" complex with on-site management
- Ideal for a "lock and leave" lifestyle or savvy investment
- Travertine flooring and plantation shutters adds a touch of luxury and warmth
- Open plan kitchen, living and dining zone wrapped in full-height glazing, framing sensational views and inviting in abundant sunshine
- Modern kitchen includes stone benchtops, ample storage plus an oversized cooktop and oven
- Integrated bar area with Delonghi dual wine fridges and display cabinetry
- Master bedroom features a walk-in robe and ensuite with full-height tiling, dual vanity, rain shower
- Bedroom two with built-in robe and direct access to the elegant main bathroom
- Bedroom three with a cosy built-in window seat and robe
- Vast wraparound balcony gazes north along the coastline as well as capturing an outlook across the city, hinterland, Broadwater and Main River
- Air-conditioning and ceiling fans
- Laundry with storage
- Secure car parking with storage
- Onsite amenities include a pool, spa, sauna, steam room, gym and a full size tennis court

Occupying an outstanding Main Beach location, not only are you less than 200m from the sand and surf, but multiple delectable dining options are also within walking distance. Enjoy a north-facing waterfront feast at the Yacht Club, a casual beachside meal at Southport SLSC or walk 350m to Tedder Ave, where a fabulous array of cafes and restaurants spill out onto the sidewalk. For something more upmarket, stroll to Marina Mirage for designer shopping and dining. Plenty of waterside parks are perfect for weekend picnics and you can stroll to the local G-Link Station to travel north or south with ease. Council Rates: \$4,323 per annum approximately Water Rates: \$1,620.52 per annum approximately Body Corporate Fees: \$243.71 per week approximately Rental Appraisal: \$1,800 - \$2,000 per week approximately This is an unmissable opportunity for buyers seeking a prized location and lifestyle. Don't delay, contact Ryan on 0405 309 359 or Darryl on 0481 205 205 today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.