

**905/266 Stanhill Dr, Surfers Paradise, Qld 4217**



**Unit For Sale**

Friday, 3 May 2024

905/266 Stanhill Dr, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: Unit**



Ash Cramond  
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## Offers Over \$900,000

Attention all savvy investors. Now on offer is this stunning 2 bedroom, 2 bathroom apartment in the award winning building, The Stanhill Residence. Unparalleled island living situated in a quiet street between the islands retail village and the green bridge that connects Chevron island to the home of the arts allowing residents to enjoy a lifestyle filled with great food, coffee, wine, and music. The Stanhill Residence is the winner of the prestigious 2020 Queensland Master Builders Award. Quality and style were at the forefront of construction. Cleverly designed to take in all the beauty of its surroundings. Taking in views from all angles of the Nerang River, the Surfers Skyline, the Hinterland and more. Inside this apartment you'll find open plan living and a designer kitchen that flows right out onto the spacious balcony, overlooking the river and Surfers Paradise. The perfect place to enjoy a morning coffee. The master bedroom enjoys the same views as the balcony, with a spacious ensuite, built-in wardrobe, air conditioning and ceiling fan. The second bedroom is accessed via a separate hallway, with built-in robe, ceiling fan, air-conditioning and its own larger bathroom. The apartment also has a handy separate laundry plus ample storage. Contemporary living at this Stanhill complex extends beyond your private abode into an exclusive range of additional lifestyle spaces for you and friends to enjoy. - A Roof Top Pavilion with amazing views, a BBQ area and heated spa - A fully equipped private dining room to entertain larger groups and family or can be booked for a board or private meeting. - Gymnasium All located just down the hallway from your quietly located apartment.

**The Apartment:-** Top floor location with stunning skyline and river views - Open plan wood look tiled living and dining - Designer kitchen with Bosch appliances and stone benchtops, - Floor to ceiling windows - Air conditioning and ceiling fans in main living and all bedrooms - Two bathrooms, Master with ensuite - Separate Laundry - Access to roof top deck and spa - Approximately 90 Square Metres total space

**The award-winning building:-** Resort style heated lap pool - Roof top spa - Roof top lounge and bbq area - Well-equipped Gymnasium - Conference room - Lift access - High security swipe access to the building - Each level with CCTV cameras providing you a safe environment. - Secure parking and bike storage - Ample off-street parking for visitors

**The Neighbourhood:-** Hota art precinct and parklands - 2 mins walk. - Local shops, supermarkets, cafes and medical - 2 mins - Light rail - 5 mins walk. - Beach - 10 mins walk.

**Important Details-** Currently rented at \$800 a week - Body Corp fees Approx \$95 a week - Rates and Water Approx \$3700 Annually Open home inspections only. See times for details.