

# 12/14 Elizabeth Avenue, Broadbeach, Qld 4218

## Unit For Sale

Thursday, 4 April 2024

12/14 Elizabeth Avenue, Broadbeach, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 95 m2

Type: Unit



Paulette Koriacos

075551600

## **\$1,089,000 MUST BE SOLD!**

KOKO BROADBEACH 12/14 Elizabeth Street, Broadbeach This is an exclusive opportunity brought to you by a motivated seller. Act now as this property must be sold, don't miss out on securing your dream home or investment! Tailored for astute investors, this property is designed to meet the demands of both families and busy professionals. This is an exclusive opportunity brought to you by a motivated seller. Perched on the 8th floor of Koko Broadbeach, this stunning apartment boasts glorious views of the city skyline and ocean. As you step inside, you are welcomed by an open-plan living area with a well-appointed kitchen, leading out to an oversized balcony and breath-taking views. The apartment has two bedrooms, complete with built-in robes, a master ensuite, and even more spectacular views. There's also a European laundry and centrally located bathroom to complete the package. The master bedroom of this exceptional residence offers a generous size and provides direct access to the balcony, complemented by a walk-in robe and a spacious ensuite. Accommodating guests is a breeze with the sizable guest bedroom, the additional multipurpose study space offers versatility for those working from home or pursuing personal projects. The property is designed with ample storage solutions throughout, ensuring organisation is effortless. This apartment presents an excellent investment opportunity for the astute investor or for those seeking a weekend retreat in the heart of Broadbeach. If you're looking for an investment property this one has it all. Be quick to inspect, apartments in Broadbeach do not last long! Contact Paulette 0456 778 678 today, this property will be SOLD, do not procrastinate; all written offers will be considered! Koko Broadbeach epitomises beachside luxury, offering a limited collection of 94 2-bedroom apartments, and 5 3-bedroom sub-penthouse apartments ensuring exclusivity with only four residences per floor. Indulge in an array of amenities including sun-drenched pool areas, lap pool, gym facilities, and private outdoor entertaining spaces amidst lush gardens with stunning ocean views, relax in the lounge chairs while taking in the views. Council Rates \$978 six months approx. Waters Rates \$409 per quarter approx. Body Corp \$115.00 per week approx. Rental App \$1050/\$1150 approx. Features:

- Panoramic city and ocean views
- 2 bedrooms, 2 bathroom, 1 allocated car space and bike storage
- Master bedroom with large ensuite and walk in robe, balcony access
- Spacious balcony with stunning views of Broadbeach
- Gourmet kitchen, granite island bench, and stainless steel appliances
- Open-plan floorplan with floor-to-ceiling windows capturing the stunning views.
- Approximate total apartment size: 97sqm
- Separate European laundry
- Secure basement parking with lift access
- Impeccably maintained building ensures an optimal living environment for tenants
- Outdoor shower when you come home from the beach
- Voice intercom to unit from ground floor lobby
- Pet friendly building upon application

Facilities:

- Luxurious heated lap pool with sun drenched pool area
- Fitness-focused amenities: Access to well-equipped gym for maintaining an active lifestyle.
- Outdoor entertainment: Designated BBQ areas for enjoyable gatherings and dining.

Reflecting the cosmopolitan lifestyle of Broadbeach, Koko is ideally located just 250m from Kurrawa Beach and a stone's throw from Oracle Boulevard and Oasis Shopping Centre. Immerse yourself in the vibrant dining and entertainment scene with an array of bars and restaurants at your fingertips. Experience the epitome of convenience! Step outside and immerse yourself in the vibrant pulse of Broadbeach. From exquisite dining to charming cafes, lively bars to upscale boutiques, the Star Casino to the Convention Centre, and seamless access to the G-Link light rail system – everything you desire is just moments away. Disclaimer: Amir Prestige Group makes no representation, warranty or guaranty as to accuracy of any data contained herein, and advises interested parties to confirm all information before making any purchase decision. All information provided has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice.