

1308/9 Hamilton Avenue, Surfers Paradise, Qld 4217



Apartment For Sale

Sunday, 23 June 2024

1308/9 Hamilton Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 97 m2

Type: Apartment



Kento Ito

0488427696



Crown Elite

0755926226

Asking \$799,000

Welcome to Apartment 1308 at the iconic Q1 Resort & Spa, where luxury living meets unparalleled convenience. Situated on level 13, this 2 bed, 1 bath, 1 car residence offers breathtaking views of the Gold Coast skyline, ensuring a lifestyle of opulence and relaxation. For owner occupiers, indulge in resort-style amenities including pools, spa, gym, and onsite dining, where every day feels like a holiday. The central location grants easy access to vibrant shopping precincts, renowned dining spots, and entertainment venues. For interstate residents seeking a slice of Gold Coast paradise, this apartment presents a lucrative investment opportunity. Enjoy the flexibility of using it whenever you visit and leasing it out when not in use, ensuring both enjoyment and returns on investment. Live the dream coastal lifestyle or capitalise on a savvy investment opportunity. Apartment 1308 at Q1 Resort & Spa awaits your discerning eye.

Location: -90 metre walk to the beach -5 minute walk to Woolies & Coles -2 minute walk to restaurant and bars -10 minute walk to Via Roma on Isle of Capri -Tram stop right outside the building

Features & Facilities of the Q1 Building: -24-hour Concierge -Residents Club and Function Rooms -In-house Cinema -Indoor 25m Heated Pool -Indoor Spa -Indoor Steam Rooms & Saunas -Gym -Arcade

Current Tenancy: Holiday Let
Holiday Let Rental Returns: Approx. \$40,000 - \$45,000 p.a.
Body Corporate / Strata Fees: Approx. \$13,800 p.a.
Council & Water Rates: Approx. \$3,500 p.a.

Please feel free to contact me anytime, if you wish to inspect the property or would like more information.

Disclaimer: We have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions.