

**1402/61 Old Burleigh Road, Surfers Paradise, QLD,
4217**

BurculProperty

Apartment For Sale

Saturday, 12 October 2024

1402/61 Old Burleigh Road, Surfers Paradise, QLD, 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

The Ultimate Apartment with Stunning Ocean & City Views - Shoreline A Two Per Floor Only Building

Shoreline is a boutique new residential only building that redefines luxury living with the well thought out three-bedroom apartment that effortlessly blends the expansive open-plan interior with breathtaking coastal views. Designed to captivate even the most discerning buyers, this residence epitomizes elegance, privacy, and opulence in a prime location between Surfers Paradise and Broadbeach.

With only two exclusive residences per floor across 17 levels, Shoreline offers a rare level of seclusion and refinement. The architecture, inspired by the graceful curves of the ocean waves, seamlessly flows throughout the building, creating a harmonious ambiance. Residents enjoy exclusive access to a serene private retreat, complete with a magnesium pool. Atop the building, a luxurious rooftop oasis awaits, featuring a European-style spa, sauna, gym, and a lounge offering 270-degree panoramic views.

Apartment Features:

Panoramic, protected Pacific Ocean views, offering 270-degree vistas of the Surfers Paradise and Broadbeach skyline, ocean, and hinterland. Oversized luxurious 167 sqm apartment on the 14th floor.

Floor-to-ceiling glass windows that captures the gorgeous city and the stunning East-facing Ocean views. Generous storage throughout, including a built-in mudroom at the entry and multiple large storage cupboards.

Stylish upmarket kitchen fitted out with no expense spared with top tier built in Smeg Appliances, under glow L.E.D lighting with Power point outlets. Equipped with a five-burner induction cooktop, two Smeg built in ovens, and a butler's pantry, offering an abundant of storage and preparation space. A stylish dry bar with backlit shelves. A built-in water filtration system, removing all toxins, including fluoride, as water enters the apartment

Master bedroom with a spacious walk-in robe and an opulent ensuite, featuring a double vanity and a bath overlooking the city lights. Two additional bedrooms with built-in wardrobes and drawers with a well-appointed second bathroom for added convenience.

Expansive balcony with a built-in BBQ yet to be used, perfect for entertaining. A well-equipped laundry with plenty of storage for baskets and a clothes dryer. Two undercover parking spaces on Level 2, with easy access via large car lifts. A spacious storage cage situated between the parking spaces.

Shoreline delivers the ultimate in modern coastal living with a perfect blend of luxury, convenience, and breathtaking views. For those seeking the perfect balance of work and leisure, Shoreline includes a state of the artwork from home facility on the second floor, thoughtfully designed with three executive meeting rooms for convenience and privacy. This residence is meticulously crafted to maximize space, natural light, and the soothing ocean breeze, delivering an unparalleled lifestyle in an enviable beachfront location.

Desirable location positioned only a short stroll to the patrolled beach and direct access to the popular Surfers Paradise to Broadbeach boardwalk ideal for walking, bike riding and enjoying the lifestyle that the Gold Coast has to offer. Within walking distance Broadbeach bowls club and other popular restaurants and cafes.

Body Corporate: \$143.23 Per Week

Building Insurance Contribution: \$1,338.37 Per Year

Council Rates: \$1,357.27 Net Per Half Year

Water/Sewerage Rates: \$267.81 Per Quarter

Inspections by appointment or via open home times

Disclaimer:

Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.