

**2223/9 Ferny Avenue, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Wednesday, 3 July 2024

2223/9 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$820,000**

Circle on Cavill is known as one of the premier Gold Coast high-rise developments featuring all comforts imaginable including indoor & outdoor pools, spa, gym, sauna and steam rooms, cinema room and level 55 residents lounge. Located in the heart of Surfers Paradise, the convenience is second to none with Circle on Cavill retail precinct being just an elevator ride away allowing for instant access to Woolworths, Chem-pro pharmacy, and a medical center. The suburb has no shortage of entertainment with bars, cafes, restaurants, and shopping right on your doorstep. When you are ready to escape the vibrancy of Surfers Paradise, your luxurious and sophisticated home in the sky awaits!

**UNIQUE SPECS & FEATURES-** Size: 91 sqm- Eastern aspect- Level 22 – Stunning ocean and city views- Desirable 1-bedroom + study layout- Study easily converted to second bedroom- Nothing to spend, sold FULLY furnished- Ducted Air Conditioning throughout- Spacious living and dining areas - Large entertaining balcony- Car space on title - Master bedroom with ensuite- Well appointed kitchen with modern appliances- Impeccable location in the heart of Surfers Paradise- NBN broadband connectivity

**FACILITIES-** 3 swimming pools, including indoor heated pool and two outdoor lap pools- Jacuzzi- Sauna - Steam room- A terrific outdoor podium - Fully equipped 24/7 gym- BBQ Facilities- Theatre- Tour desk / Concierge- Executive lounge- Conference facilities

The study area is easily converted to a 2nd bedroom with ample space to fit two single beds creating the ultimate holiday investment. Circle on Cavill is increasingly popular amongst owner occupiers and investors alike, attracting incredible returns as holiday or permanent rentals.

**AS AN INVESTMENT**

Approximate outgoings: Body Corporate Levies - \$140/week Council Rates - \$2,600/annum Water Rates - \$940/annum Permanent rental appraisal - \$750-800/week

To arrange your private viewing please contact Shelyn via phone at 0456 003 783 or email [shelyn@nuvaq.com.au](mailto:shelyn@nuvaq.com.au) and we will be in touch to schedule your inspection.