

**326 & 327/132 Ferny Avenue, Surfers Paradise, Qld  
4217**



## **Apartment For Sale**

Thursday, 4 July 2024

326 & 327/132 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Glenn Shillig  
0755381555

## Offers Over \$550,000

This dual key apartment is a great investment, is located on the 3rd floor of the South Tower of "Sovereign", and has the following features:- Splits in to a 1 Bedroom Unit and a Studio Unit- Eastern aspect overlooking the lagoon pool- Huge size of 113m<sup>2</sup>- The 1 bedroom unit has a massive balcony- Fully furnished- Air conditioned- Ceiling fans- Built in robes- Partly renovated- Stove or oven not allowed in kitchen- Currently holiday let by On Site Managers (yearly Income approx. \$52,000)The Outgoings are currently:Body Corporate - \$200/week (includes electricity)Rates - \$75/weekWater - \$30/weekThe Building features include:- Secure car parking (on a first come basis)- Lagoon pool- Spa - Sauna- Gymnasium- BBQ area- Malaysian RestaurantDisclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.