

**6/7 Aubrey Street, Surfers Paradise, QLD, 4217**



**Sold Apartment**

Saturday, 31 August 2024

6/7 Aubrey Street, Surfers Paradise, QLD, 4217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rob Rollington

0755385777

## Beachside Apartment with Limitless Potential Just 80 Metres to the Beach!

First time on market in almost 40 years. Rare Blue Chip opportunity. On-site Auction Saturday the 10th of August at 1pm (unless sold prior).

This remarkable beachside unit nestled in the boutique "DUA" apartment building. A total of 9 units on an 807sqm block in a prime position this property offers an incredible opportunity with immense potential, located only 80 metres from the stunning Surfers Paradise Beach. Enjoy easy access to world-class entertainment, shopping, and award-winning dining, perfectly capturing the vibrant Surfers Paradise lifestyle.

Original yet well maintained with its breezy coastal ambiance, this east-facing apartment with slight sea glimpses features two spacious bedrooms and a light-filled open-plan living area, making it an ideal canvas, whether for a first home buyer, project enthusiast or an astute investor.

### Key Features:

Auction on-site Saturday 10th August at 1pm (unless sold prior)

Bright and airy open-plan living and dining space

Functional kitchen with ample storage

Covered outdoor balcony, perfect for relaxing with coastal breezes

Two generous bedrooms with built-in wardrobes

Neat bathroom with bath/shower and separate toilet

Shared laundry and storage facilities

Secure underground parking

Eastern aspect for abundant natural light

Exceptional potential for value enhancement

Rental appraisal: \$650 - \$700 per week (\*after basic tidy up)

Body corporate fees: approx. \$74 per week

Sinking fund: approx. \$35,554.78 as at 22/07/2024

Water rates: approx. \$350 per quarter

Council rates: approx. \$1,560 per half year

Positioned on the desirable Southern end of Surfers Paradise, this unit is just a short walk from the iconic Northcliff Surf Club, Jewel Towers and Amenities, Cavill Avenue, Broadbeach, and the renowned beaches. With local light rail and tram stops nearby, you'll enjoy the ease of coastal living. Don't miss the chance to secure your slice of beachside paradise and embrace the coastal lifestyle you've always dreamed of!

For further information please contact the exclusive marketing agent.

Rob Rollington

0400 780 339

Surfers Paradise First National.

### STATEMENT TO CONSUMER

Pursuant to section 214(5)(b) or 216(5)(b) of the Property Occupations Act 2014 Act. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

### Disclaimer

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes