

**62/18 Chelsea Avenue, Broadbeach, Qld 4218**



**Apartment For Sale**

Thursday, 11 July 2024

62/18 Chelsea Avenue, Broadbeach, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

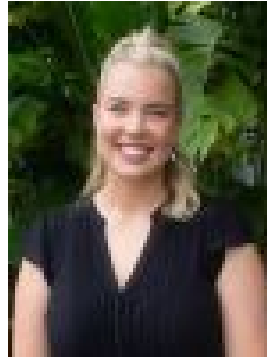
**Parkings: 1**

**Area: 101 m2**

**Type: Apartment**



Wayne Evans  
0438774208



Zoe Evans  
0447931480

## Offers Over \$1,290,000

Be quick - apartments in the near new Opus Broadbeach are highly sought after & don't last! Enjoy the whisper of the waves and the silence of a moment. 62 Opus epitomises Broadbeach living. A perfect balance of surf, sand and urban connection, activity and tranquillity, green space and city life. Exclusive and eye catching, Opus' interiors are every bit of a match for its superb views. Wake up on the 14th floor to glorious sunrises and in the evening enjoy a vino on your balcony to watch Broadbeach & beyond light up in front of you. Light and airy with a wonderful flow of private indoor-outdoor space. This open plan layout is designed to maximise the panoramic vistas. The generously sized master bedroom embraces skyline and ocean views with a built-in robe and a bathroom that offers a cool and composed space in which to unwind. The second bedroom features wonderful views of the ocean along with easy access to the second bathroom. For the investor there is the opportunity to rent out long or short term while enjoying the flexibility of having an apartment so close to parks & the beach. Opus owners enjoy an extension to their apartments with the tranquil two-level recreation deck that features a resort inspired pool, BBQ area, fully equipped gymnasium and an exclusive resident's lounge. Property Features Include: • Entertainer's balcony • Master bedroom with built-in robe and ensuite • Second bedroom with built-in robe • Separate laundry • Ducted air-conditioning throughout - Secure car space Building Features and Facilities: - Pet friendly building - High percentage of live in owners - Fully equipped gymnasium - Heated swimming pool & spa - Secure bike area & storage cages - Barbecue area, yoga lawn - Residents lounge - On-Site Managed reception - Visitor car accommodation - Low Body Corporate strata - Ducted air conditioning - Security building - 200 metres to the patrolled beach - Luxury boutique building - Builders warranty remains for further 6yrs - High tax depreciation benefits for investors - Strong rental yield For further information or to arrange a private viewing outside of open home times please contact one of team available to assist you at all times. Wayne Evans 0438 774 208 Zoe Evans - 0447 931 480 We have in preparing this information 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements