

**62 Sunset Boulevard, Surfers Paradise, Qld 4217**



**House For Sale**

Wednesday, 22 November 2023

62 Sunset Boulevard, Surfers Paradise, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 599 m2**

**Type: House**



Katie Thompson  
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## New to Market!

Katie Thompson is proud to present 599m<sup>2</sup> of blue chip potential. Full of character and 70's original charm this property, once a prized possession, beckons for a new chapter of transformation. Be quick to secure your own piece of this exclusive enclave with 16.4m wide main river water frontage. Upstairs offers an oversized master suite with a large walk in wardrobe and balcony overlooking the glittering main river and an extra room currently staged as a parents retreat. Potential to create a fifth bedroom, nursery or office space. Accommodate family and guests effortlessly with three additional bedrooms on the upper level, complemented by a separate bathroom and toilet for added convenience. Downstairs has an original kitchen with a separate dining and lounge room area. A large laundry with laundry chute, bathroom and extra large double lock up garage. Nestled on the prestigious Sunset Boulevard, this property epitomises easy Main River lifestyle that residents cherish. Beyond the boundaries of your future home lies the iconic Surfers Paradise, a pleasant 10 minute walk to the pristine beaches and an array of dining and entertainment options that cater to every taste. The Home of Arts (HOTA) stands proudly on the opposite bank of the Main River, ensuring you're always close to cultural events, live performances, and artistic experiences. Your proximity to HOTA adds an extra layer of sophistication to your lifestyle. Within a short 2.3 km radius, discover the culinary wonders of Isle of Capri. From quaint cafes to upscale restaurants, this dining hotspot caters to every palate, making it an ideal destination for food enthusiasts. Families will appreciate the convenience of having private and public schools within a 10-minute\* commute. Quality education is just around the corner, ensuring a seamless daily routine for both parents and students. Enjoy the convenience of abundant public transport options, connecting you seamlessly to the heart of the city and beyond. As you consider the possibilities of this property, envision a lifestyle where the calming ripples of the Main River meet the vibrant energy of Surfers Paradise. This is more than a home; it's a gateway to a harmonious blend of relaxation and excitement. **DISCLAIMER:** Lucy Cole Prestige Properties and its agents in preparing this marketing have used our best endeavours to ensure 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 inadvertently occur. Prospective purchasers should make their own enquiries and due diligence to verify the information contained herein.