

6C/11 Hanlan Street, Surfers Paradise, Qld 4217



House For Sale

Monday, 8 July 2024

6C/11 Hanlan Street, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 127 m2

Type: House

For Sale

A rare opportunity awaits to acquire this luxurious two-bedroom ground-floor apartment by the beach in Surfers Paradise. This unique property features two courtyards totalling 46m², along with three on-title storage sheds providing over 100 cubic meters of storage space. Situated in the heart of Surfers Paradise, this apartment offers a spacious total floor plan of 168m². Opportunities for beachside living at such remarkable value are rare, making it ideal for both downsizers and investors alike. Ideally situated in 'Ballah', one of Surfers Paradise's most prestigious and tightly held apartment buildings, The Paradise Centre is just 20 meters from the beach. This unique terrace-style apartment on the 6th floor feels more like a small beachside house, offering two spacious private courtyards for luxurious and affordable living. Whether you choose to reside here, rent it out long-term, engage in hassle-free holiday letting with full amenities, or keep it as your family retreat, the options are yours to explore. The Paradise Centre, centrally located above Centro Shopping Centre, epitomises prestige in Surfers Paradise. Level 6 of the resort boasts two large infinity-edge heated swimming pools, two children's pools, two spas, changing rooms, two brand-new multi-million dollar gyms with ocean views, a sauna, a recently upgraded barbecue area, two tennis courts, and uninterrupted ocean vistas amidst tropical gardens, providing an unparalleled lifestyle experience. Conveniently positioned just across the road from the beach and the iconic Surfers Paradise sign, and with direct access to Timezone and The Paradise Center's new multi-million dollar dining precinct via the building's lifts just two levels below, where else on the Gold Coast can you find such luxurious apartment living at such incredible value? Acquired by its current owners with no intention of ever selling, this exceptional property was chosen as their permanent holiday home. Strategically selected for its long-term investment potential and outstanding building facilities that rival those of brand-new constructions on the Gold Coast, it boasts three spacious storage facilities and side-by-side parking for two vehicles. Located for ultimate convenience across the road from the beach, this residence offers the quintessential beachside lifestyle. While photos and videos can capture a glimpse, the true essence of this apartment can only be fully appreciated in person. The meticulous attention to detail is evident throughout this property, reflecting the commitment to quality in its presentation. Whether you're seeking an investment opportunity where everything has been set up for you with lucrative holiday-letting returns or searching for the ideal place to call home with every convenience at your doorstep, this property is a must-see!

APARTMENT FEATURES INCLUDE:

- Stylishly renovated 2 bedroom unit gut-renovated throughout 2023 and repainted and refreshed for sale in July 2024
- Open plan living with two large terrace style courtyards and separate entrance not only from the inside of the apartment but the outside courtyard also
- Ultimate indoor/outdoor entertaining, more like a small beachside house
- Added bonus which is highly unique in Surfers Paradise are 3 large, separate storage areas, offering over 100 cubic metres of storage (this apartment was the original developers unit, hence the additional storage spaces and side by side car parks on title—which no other unit in Ballah offers)
- Free WIFI throughout the whole apartment & building—the building uses 1 of the fastest satellite internet connections available in Australia
- 2 spacious bedrooms plus large bathroom, separate laundry and additional powder room
- The spacious open-plan living and kitchen area features a custom curved American oak timber feature wall with 85cm Smart TV and contemporary lighting accents, including bulkhead LED lighting and recessed downlights throughout
- American oak timber front entry study/office area with LED lighting and mirrors throughout
- The spacious entertainer's kitchen boasts a 20mm stone bench top with an under-mount sink and waterfall end, integrated dishwasher, induction cooktop, oven, custom venetian plaster backsplash with recessed LED lighting and floating shelf, as well as ample storage space
- Freshly repainted in July 2024 with brand new luxury carpet installed in August
- Oversized brand new 8kw air conditioning unit installed in the living room and 2.5kw brand new air conditioning units in both bedrooms
- Internal intercom display inside the apartment with visual images of downstairs guests
- Floor-to-ceiling wardrobe mirror doors with black trim added to both the master and second bedroom
- Both bathrooms feature floor-to-ceiling tiles

BUILDING FACILITIES:

- 2x heated saltwater pools, including 1x infinity pool looking over Surfers Paradise's famous beach & sign (all of the facilities on level 6 are shared between both the Ballah & Allunga's buildings in Surfers Paradise with amenities like no other on the Gold Coast)
- 2x kids wading pools next to each larger pool
- 2x heated spas
- 2x full-size floodlit tennis/basketball courts
- Brand new undercover BBQ and dining area + herb garden
- 2x fully equipped multi-million dollar gyms with beach views (these were completed in December 2023)
- 2x women's & 2x men's steam rooms, saunas & changing rooms/bathrooms
- 2x undercover & secured parking spaces side-by-side (not back to back) on level 5 (spaces 109 & 110 on title) plenty of space to fit your cars, or a small boat or jet ski
- Step in the lift to level 4 and walk straight into the middle of Timezone—concealed through a private hidden door strictly for Ballah's building residents only, this access also gives you

direct entry to the brand new Paradise Centre's Dining precinct as well as all of the amenities within the Paradise Centre BUILDINGS PUBLIC AMENITIES WITHIN THE PARADISE CENTRE INCLUDE: Entertainment: • Timezone—5,000 sqm of floor space with all your favourite attractions and games, including glow-in-the-dark golf, a laser tag arena, bumper cars, mini bowling and almost 300 arcade games, from classics like pinball to virtual reality gaming. • Zone Bowling—12 interactive bowling lanes, a licensed cafe & bar. • Maniax Axe Throwing—15 throwing lanes, a Viking-themed bar and blissful ocean views. • Freak VR—including VR arena, escape room challenges, laser tag & arcade. Food & Dining + Retail: • Brand New Beachfront Dining Precinct—including 8 new amazing restaurants such as Queensland's first Wahlburgers, El Camino Cantina, TGI Fridays, Gelato Messina, Nahm Talay Thai, Enzo's Cucina, La Playa and Hero Sushi. • Variety of Retail stores, including Woolworths, Newsagent + many more retail shopping outlets. PROPERTY INCLUSIONS (IF REQUESTED): • Access to professionally crafted Airbnb photography and written listing information, including FAQs and prewritten scheduled messages, designed to streamline customer communication across platforms like Airbnb, VRBO, etc. • Seamless handover with dedicated local co-hosts, responsible for guest communication, meet-and-greets, and cleaning services, all at a competitive rate and backed by excellent guest reviews • Available upon request—earnings summary reports directly from Airbnb, offering transparency and insight into the property's lucrative holiday rental performance—this property had exceptional returns when it was on Airbnb and not used by the owners personally • Available upon request—body corporate, rates and water & sewerage costs Due to the owners selling their property portfolio to invest in their next venture, this apartment will be sold. Properties like this are a rarity and will be snapped up quickly, so act fast to avoid disappointment. Contact Hanan or Cooper to arrange a private inspection today. Disclaimer: 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.