

12/26 Old Burleigh Road, Surfers Paradise, Qld 4217 **DYTOR YATES**

## Unit For Sale

Saturday, 29 June 2024

12/26 Old Burleigh Road, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Scott Dytor

**\$849,000**

Discover the lifestyle most only dream of at Paros On the Beach, perfectly positioned at Surfers Paradise. This is a rare and highly sought after opportunity, making Apartment 12 a must-see for investors and owner occupiers alike. Located on the ground floor of the garden block, unit 12 offers an enviable northerly aspect with access to the beach. The open-plan living and dining areas are spacious and filled with natural light, complemented by a modern and stylish kitchen. The apartment features two generous bedrooms, including a master ensuite, a separate main bathroom/laundry, and the added convenience of two secure basement car parks. Facilities Include: • Full-size tennis court • Heated lap pool and spa • Direct beachfront access • North-facing balcony • Entertaining area with BBQ • Private gate security entry • 5 visitor car spaces in the basement • Only 35 apartments in the block Unit is currently tenanted until 4/11/24 Outgoings - Council Rates approx \$2503 half yearly Body Corporate fees \$2514 per quarter Water approx \$420 per quarter Contact Scott today to arrange a suitable time to secure your slice of paradise.\* Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the Landlord or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.