

**2802/24-26 Queensland Ave, Broadbeach, Qld 4218** 

## Unit For Sale

Wednesday, 3 July 2024

2802/24-26 Queensland Ave, Broadbeach, Qld 4218

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Kelly Williams

0404838673

## Offers over \$599,000

Situated in the heart of Broadbeach amongst the café precinct is this fully furnished one bedroom, one bathroom apartment. This unit is positioned in the highly desired and tightly held North Tower of The Phoenician Resort only a short 400m from the beach. Enjoy beachside living with the convenience of the Gold Coast's major shopping and entertainment hub which includes Pacific Fair, Star Casino, Gold Coast Convention Centre, and Oasis on Broadbeach all within easy walking distance. Easy transport options are also available with the G-link light rail at your doorstep. This apartment is currently in the holiday letting pool receiving high occupancy rates all year round due to the ideal location and great resort facilities. Features include:

- 1 bedroom / 1 bathroom - 73m<sup>2</sup>
- Fully furnished & air conditioned
- Open plan kitchen, dining and living
- Hinterland and pool views
- Under cover car parking
- Indoor and outdoor pool

Complex Features include:

- Gymnasium
- Indoor & outdoor pools
- BBQ areas

Outgoings:

- Body Corporate fees apx \$150 per week
- Rates (investor) apx \$3500 per annum (live in) apx \$1400 per annum
- Water apx \$1450 per annum

Inspection by appointment. For further information or to arrange an inspection today, please call Kelly on 0404 838 763 or [kelly@bbhr.com.au](mailto:kelly@bbhr.com.au)

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