

**3H/828 Pacific Parade, Currumbin, Qld 4223**

**DJSTRINGER**

**Unit For Sale**

Monday, 1 July 2024

3H/828 Pacific Parade, Currumbin, Qld 4223

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Stringer  
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## Interest Around \$1,650M

OPEN TO INSPECT SATURDAY 6TH JULY 10:00 - 10:30AM Centrally positioned on the third level within this iconic beachfront establishment, overlooking the picturesque Currumbin Beach, you will be drawn towards the superb ocean vista that spans the entire coastline, from this spacious (2) bedroom apartment. KEY FEATURES:- ☑ Spacious tiled air-conditioned living - ☑ Well-appointed social kitchen w/ plenty of storage - ☑ Master bedroom w/ split system air-conditioning, ensuite & rear balcony - ☑ Second bedroom w/ built in robe & access to rear balcony - ☑ Full length expansive terrace style balcony - ☑ Basement parking RESORT FEATURES:- ☑ Beautiful in-ground pool + kid's pool - ☑ Spa & sauna - ☑ Full size tennis court - ☑ Games room - ☑ Gymnasium - ☑ BBQ facilities DETAILS: Council Rates - \$1,137.40 per half year Water rates - \$401.41 per quarter year Body Corporate - \$228.63 per week Market Rent for permanent tenancy in the vicinity of \$875-\$895 per week Holiday market tariffs from \$205 to \$510 per night (please refer to our specialised holiday division [www.goldcoastholidayhomes.com.au](http://www.goldcoastholidayhomes.com.au) for advice) LOCATION: This outstanding property is located on the exclusive Currumbin esplanade, surrounded by a selection of cafés & resort style retail outlets, adjacent to the magnificent Surf Club, right on the water's edge and around the corner from the Currumbin Wildlife Sanctuary. Major shopping can be found within (8) minutes at The Pines Elanora, as too the John Flynn Private Hospital. For board riders, the R/H point break at the 'Alley' is just a (5) minute walk, plus you have miles of uncrowded peaky breaks right along the coastline to rip into at a moment's notice - or you can simply lay your towel and bask in the glorious sunshine. The Gold Coast International Airport & Southern Cross University are within (10) minutes or less than \$20 in an Uber. AGENT'S COMMENTS: This idyllic resort style apartment offers an abundance of lifestyle options and an opportunity to reside at 'The Rocks' personally, use as a family holiday home & or invest in a region that will continue to escalate in value. In addition, there is scope to add value to your abode by modernising to today's era, if so desired. To acquire your special piece of paradise, in a truly magnificent location, please contact David Stringer 0418 150 731 to arrange your personal inspection. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. DJ Stringer Property Services Pty Ltd and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.