

401/18 Hanlan Street, Surfers Paradise, Qld 4217



Unit For Sale

Sunday, 23 June 2024

401/18 Hanlan Street, Surfers Paradise, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Unit



Tina Broadhurst
0419737221

Offers over \$585,000

This apartment won't last long! FULLY FURNISHED with nothing to spend, simply move in and enjoy living in a secure complex with many facilities, and a very short stroll to the beach, cafes and shops. With secure basement parking, you also have the advantage of being within short walking distance to the G-Link Gold Coast Light Rail Tram. This spacious and light filled apartment has TWO rooms with built-ins (one has a safe); an airconditioned bedroom with balcony and an adjacent room that can be used as a study or a guest room with study nook. The bathroom has floor to ceiling tiles, separate shower and bathtub, vanity and toilet. An added bonus is having a separate spacious LAUNDRY with a linen cupboard, laundry tub, clothes dryer and washing machine. A tiled foyer leads you to the bedrooms, bathroom and laundry on one side of the apartment and kitchen and lounge/dining/bar area on the other. A sliding door opens from the dining room out to the balcony that adjoins the main bedroom with southeast position. Setback in the airconditioned lounge/dining room is a good-sized bar, complete with leather bar stools, benchtop, glass shelving with mirrored backdrop, water filter and bar fridge. The kitchen is light and bright with plenty of cupboards, an electric ceramic cooktop, oven, microwave, dishwasher and fridge. Hybrid flooring is throughout the lounge/dining/bar and bedroom areas allowing you to have the look of timber but knowing it's 100% waterproof. Being located on the 4th floor of the Beachcomber you have the advantage of being within walking distance to many of the facilities offered within the complex, including an indoor and outdoor pool, a spa, sauna, gym area, activities room, BBQ entertaining area and tennis court. Body Corporate fees are approx \$181 per week (includes all electricity) Water Rates: Approx. \$1,463 per year Council Rates: Approx. \$2,080 per year This home is currently owner occupied, however if you are looking for a perfect investment, this apartment would rent for approximately \$620.00 - \$640.00 per week as a permanent rental or you could also use it for holiday letting as the location is sought after. If interested, please contact me to register your attendance for upcoming inspections!