

Unit 2502/36 Britannia Avenue, Broadbeach, QLD, 4218

Unit For Sale

Saturday, 31 August 2024

Unit 2502/36 Britannia Avenue, Broadbeach, QLD, 4218

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Unit



Justin Haynes
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Encore Broadbeach's Ultra-Luxe Penthouse Apartment

Presenting the Outstanding Penthouse in the Award Winning Encore Broadbeach

Central to Broadbeach's vibrant retail and dining precinct and exclusive waterfront promenade, this three-bedroom penthouse in the award-winning Encore development perfectly encapsulates an unmatched coastal lifestyle of convenience.

Excelling in a design that brings sophistication, light and allure to every aspect of its bespoke interior, undulating curves feature throughout a modern floorplan underpinned by limestone tiling and framed by soaring ceilings and expansive full-height double-glazing, creating a breathtaking milieu in the open plan dining and living space, where a wall of glass doors reveal a generous balcony hosting neverending ocean views and breathtaking vistas stretching from Coolangatta to the iconic Surfers Paradise skyline.

The gourmet kitchen with premium stone benchtops boasts streamlined custom joinery with state of the art V-Zug appliances, a fully fitted butler's pantry and expansive waterfall stone island with the addition of an integrated bar featuring inbuilt storage and wine refrigerator set in the open plan dining to ensure effortless entertaining.

The accommodations wing features three generous bedrooms, including two ensuite bedrooms and a central modern bathroom, with the main bedroom, revealing an expansive walk-in robe, cushioned feature wall and resort-style ensuite with a deep soaker tub and private balcony hosting oceanic views. Further highlights include a Full laundry, heating, air conditioning, basement parking for two cars and a large secure storage room directly in front of the car parks.

Residents at this iconic address enjoy exclusive access to Encore's resort-style facilities, including the 25-meter lap pool, spa, sauna, yoga lawn, and gym with an exclusive residents' lounge and communal BBQ facilities set within a secure pet-friendly complex with low-body corporate fees.

The ultimate low-maintenance sanctuary, this exceptional address is within strolling distance of Broadbeach's pristine patrolled beaches and vibrant dining and shopping precinct, and only moments from Pacific Fair Shopping Centre, The Star and the Gold Coast Convention and Exhibition Centre. With easy Light Rail and Motorway access providing direct links to Gold Coast Airport and the north and south, this property highlights an unparalleled lock-up and leave beachside lifestyle.

Approx. Outgoings:

- Body Corp \$210 per week
- Council Rates - \$1,252.66 (1 July to 31 December 2024)
- Water & sewage - \$220 per quarter, plus water usage
- Electricity is individually metered

Please contact Justin Haynes 0404 713 845 for additional information or your private inspection.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract