



# SOLD

## SOLD BY DAN KNAPP

Low body corp, on trend renovation, ample parking and priced to be SOLD immediately.

The owner of this two bedroom unit has undertaken a meticulous renovation throughout this whole unit and has spared no expense on the quality of materials used. The plan was to move in and enjoy the location and lifestyle that this unit affords, but circumstances have changed and it must be SOLD immediately.

The eastern balcony side of the unit is bathed in natural sunlight. With the main living area and both bedroom windows facing east, capturing sea breezes if you choose to leave the ceiling fans and air conditioning off. The second bedroom has a built in wardrobe and the main bedroom has a walk in robe that leads through to your ensuite bathroom. Floor to ceiling porcelain tiles have been used throughout, stone tops and black tap ware. All fixtures and fittings are of a higher standard than you would see in most new unit developments.

The contemporary styled white kitchen is undoubtedly the highlight of this stylish unit. 40mm stone bench tops, mirrored glass splash backs and quality brand new appliances, make this the best kitchen you will see in a unit at this price point.

150m walk to the riverfront and Budds Beach Reserve, 450m to Surfers beach front, cafes, restaurants and bars. The location is outstanding, yet the complex itself is located in a very quiet area in regards to traffic movement and noise.

Other features include:

- Large in ground pool
- Secure underground car park
- Tennis court
- Optional brand new furniture package (Included)
- Off street parking
- Air Con and ceiling fans

The Numbers -  
Body corp \$73 per week (As low as you will find in Surfers)

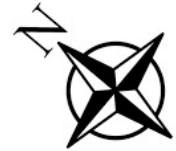
2 BED | 2 BATH | 0 CAR

PRICE:  
\$353,000

OPEN FOR INSPECTION:  
N/A



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## 230/35-45 Palm Avenue Surfers Paradise, Gold Coast



**Approximate Floor Area**  
74 Sq metres (inclusive of balcony area)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.