

# 14 SUNSET BOULEVARD SURFERS PARADISE



## FOR SALE

### BREATHTAKING DUAL LIVING PROPERTY, ABSOLUTE MAIN RIVER WITH POINT POSITION!

Endless Water Views... Endless Potential ... Unique Opportunity!

Do not miss this unique opportunity to secure this main river property with fantastic location, privacy, breathtaking wide water and skyline views .... the potential is endless here! Surrounded by so much water, you certainly get the true feeling of being on a ship!

Sunset Boulevard is one of the most exclusive locations in Surfers Paradise with prestige homes located on Nerang River.

Meticulously maintained and cared for, this property is currently set up as a dual occupancy. 2 homes, 1 upstairs and 1 downstairs... Opportunities are boundless... simply move in or create your new family home, renovate or hold and rent for investment! The unique architectural features combined with the extensive use of glass, the spectacular water views and the peaceful atmosphere of the park next door ... truly resonates and creates here, the relaxed laid back atmosphere of the Gold Coast all within minutes to the buzz and excitement of Surfers Paradise heart and beautiful beaches. An easy stroll to the cafes, restaurants, shops, the tram and the world renowned beaches!

#### Property Features

- \* 688m<sup>2</sup> block zoned High Density Residential with a 25mt water frontage next to council park.
- \* Development opportunity - Zoned High Density Residential
- \* 581m<sup>2</sup> residence with unique architecture and breathtaking water views.
- \* Fixed jetty with floating docks for boat and jet ski and private bench to watch the amazing sunset.
- \* Large fenced pool with spacious deck and entertaining area overlooking the wide expanse of water.
- \* 4 car lock up garage with workshop and lots of storage + 2 secure car spaces under carport.

#### Upstairs property features:

- \* Total of 3 generous bedrooms and 2 bathrooms, main with separate toilet.
- \* Spacious open plan design with extensive glass windows overlooking the breathtaking wide water...
- \* Architectural character formal living with decorative fire place and Skyline views of Surfers Paradise.
- \* Large open plan master bedroom with private balcony, spacious en suite with heart stopping

6 BED | 5 BATH | 6 CAR

#### PRICE:

Offers over \$2,050,000

#### OPEN FOR INSPECTION:

N/A



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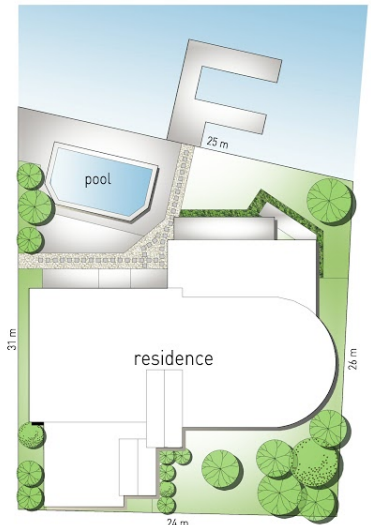
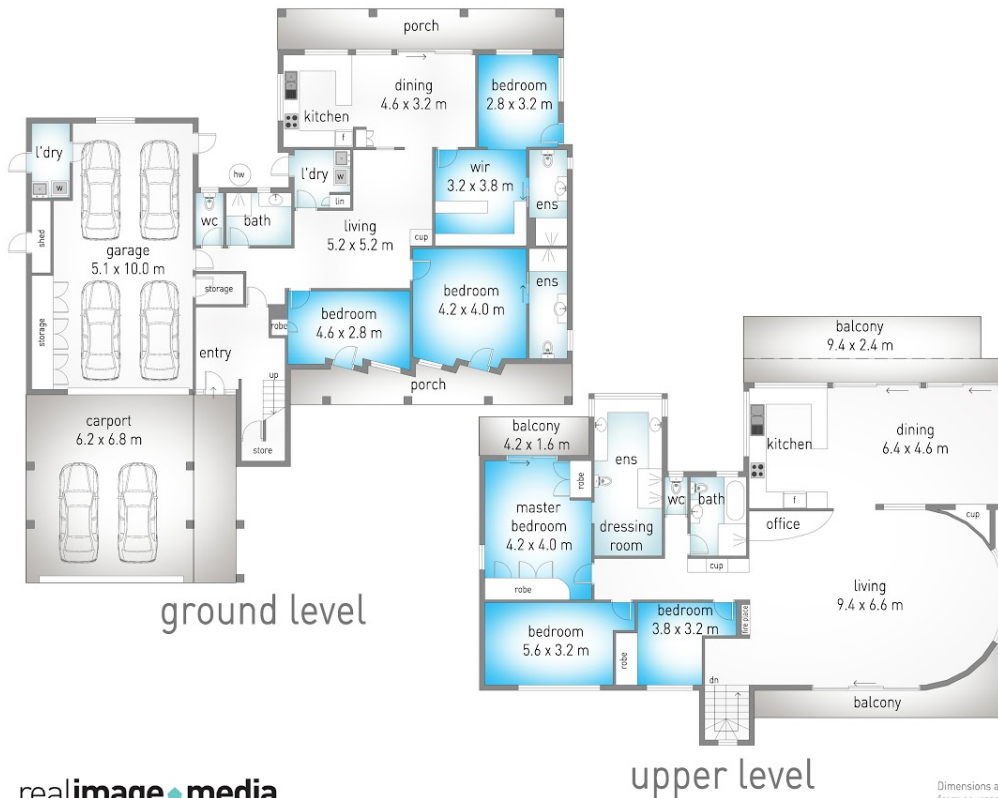
# 14 Sunset Boulevard, Surfers Paradise

6   
 5   
 6   
 688 m<sup>2</sup>

internal: 428 m<sup>2</sup> | external: 153 m<sup>2</sup> | total: 581 m<sup>2</sup>

**@realty**

Audrey Goetz 0412 148 078



sunset boulevard

site plan

**realimage media**  
PROPERTY PHOTOGRAPHY + DIGITAL MEDIA

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.

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