



FOR SALE

WATERFRONT APARTMENT!!! YOUR BELATED BLACK FRIDAY BARGAIN !!!

Sunrises! Sunsets! Gold Coast Skyline Views ! Waterfront Vistas! Everyday - Morning, Noon and Night !!!

An Envious Resort Lifestyle Without The Price Tag !!!

This Beautiful Lakefront Property is situated on the ground floor in the highly sought after Porto Bellago Building, in the heart of Emerald Lakes.

Enjoy peace and tranquility on the South East wing, away from the bustling nearby waterfront Restaurants, and yet straight out of your apartment door to all the courtyard Cafes. Featuring a mediterranean style balcony, exceptionally high ceilings and a number of improvements not standardly found in these apartments, the size of this property will surprise you.

Residents in this building also enjoy access to the Swimming Pool, Gymnasium and Residents Lounge in the French Quarter.

Inclusions:

- *Air Conditioning
- *Ceiling Fans
- *Clothes Dryer
- *Quality Kitchen Appliances; Gas Cooktop and Dishwasher
- *LED lighting throughout
- *Separate Laundry lined with storage cupboards and additional walk in storage room
- *Secure underground car space with massive storage cage and power point for a Buggy
- *Security Intercom
- *Surprisingly Low Body Corporate

Emerald Lakes itself is now a well established friendly community in the centre of the Gold Coast, offering 12 kms of picturesque walking tracks, which is home to a plethora of birds and wildlife, and yet conveniently located only a few minutes drive to a myriad of Shopping Centres, Broadbeach, Translink rail to Brisbane and the M1. The Emerald Lakes precinct now boasts 7 Cafes and Restaurants, a Homewares, Interior Design and Fashion Store, Medical Centre, Dentists, My Fit Gymnasium catering to all age groups, Beauty Salon and numerous professional offices, including Solicitors, Financiers and Accountants, just to name a few.

Whether you are an Investor, Someone looking for a Seachange, Downsizer, Retiree or maybe you are Interstate and looking for a Pied-a-Terre; this apartment is "Vacant and Move in Ready" !!!

1 BED | 1 BATH | 1 CAR

PRICE:

SUBMIT ALL OFFERS !!! URGENT SALE REQUIRED !!!

OPEN FOR INSPECTION:

N/A



Jane Vella
0449110979

janevella@atrealty.com.au

www.atrealty.com.au