



FOR LEASE

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

Unique opportunity to rent the downstairs only 3 bedroom, 3 bathroom part of this stunning property. UNFURNISHED and only available for 6 months lease only.

Please refer to floor plan - Ground Level only available to include garage + 1 carport space.

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... upstairs is already currently tenanted.

Downstairs property features:

- * 3 spacious bedrooms all with direct external access and 2 with private en suites.
- * Master bedroom ensuited with walk in robe
- * 1 other ensuited bedroom with external access + 1 other bedroom (use main bathroom)
- * open plan kitchen and dining area overlooking the pool and water views.
- * Separate laundry, main bathroom and separate toilet.
- * Large outdoor area with front and back courtyards.
- * Large 4 car garage + 1 carport space.

Property Features

- * 688m² block zoned High Density Residential with a 25m water frontage next to council park.
- * 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 + 1 secure car spaces under carport.

The Location

- In the heart of Surfers Paradise nestled in a quiet location on Main River within a stone's throw to the golden beaches of Surfers Paradise.

- Next to Sunset Boulevard Park, a quiet green space with no playground or BBQ area, just a restful park area for contemplating and relaxing on one of the point position location of the Main

3 BED | 2 BATH | 3 CAR

PRICE:

\$680 per week

OPEN FOR INSPECTION:

N/A



Audrey Goetz

0412148078

audrey@atrealty.com.au

www.atrealty.com.au

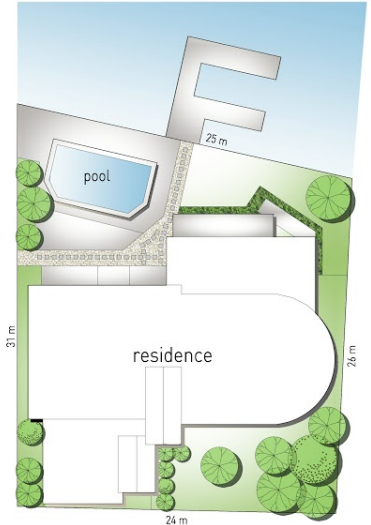
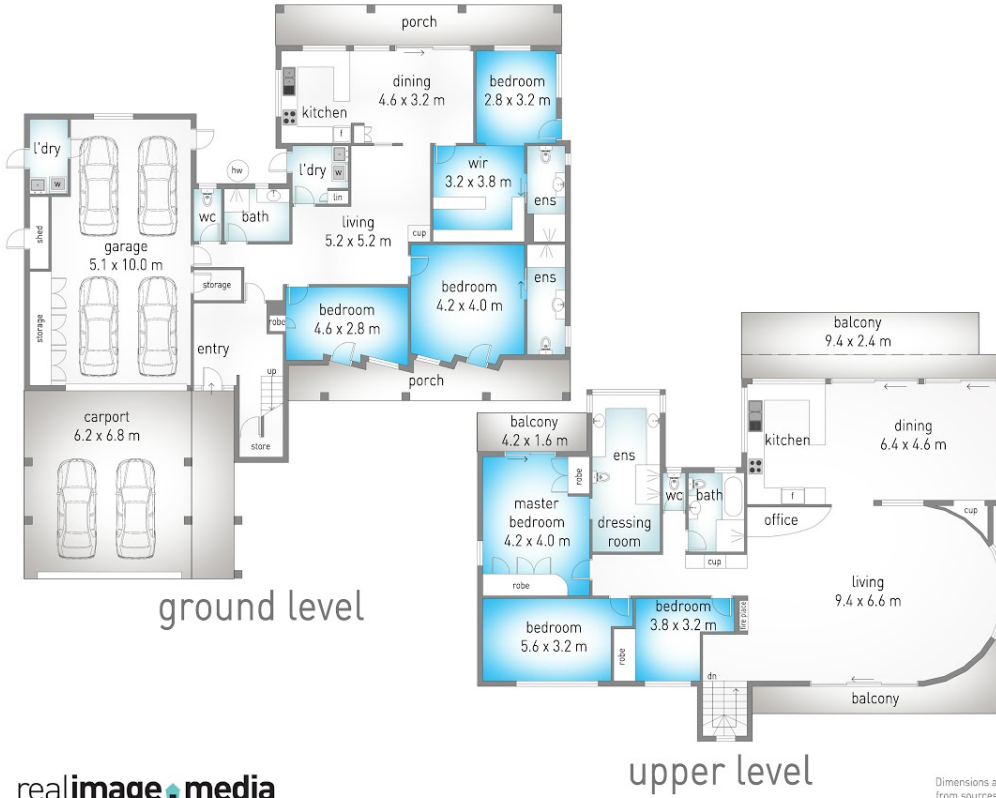
14 Sunset Boulevard, Surfers Paradise

6 5 6 688 m²

internal: 428 m² | external: 153 m² | total: 581 m²



Audrey Goetz 0412 148 078



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.

Audrey Goetz
0412148078
audrey@atrealty.com.au
www.atrealty.com.au

