



FOR SALE

MOTIVATED SELLER WITH RECENT PRICE REDUCTION, LARGE 3 BED 3 BATH APARTMENT IN BROADBEACH. RUMPUS ROOM ON TOP FLOOR BALCONY VIEWS OF THE GOLD COAST

Motivated seller offers for sale this large and spacious 3 bedroom, 3 bathroom apartment that is a unique property offering flexibility to suit investment, holiday let and extended Family. Check out the link for the virtual tour to really get the impact if the size:
<https://little-hinges.captur3d.io/view/realty-2/18-22-second-ave-broadbeach>

Each bedroom has its own self contained bathroom and balcony and gives you the penthouse feel in this top floor, 2 story apartment with a combined area of over 300 sqm. The 9 balconies offer great views from multiple angles showing all that Broadbeach has to offer. Space for family / entertaining is no problem with the top floor consisting of an interconnecting indoor rumpus room and outdoor private balcony area. This is located on the top floor with a split balcony / covered room.

Located in the popular 2 story walk up building "Grangewood Court", it is just 150 meters to the beach, 450 meters to the surf club, opposite the bowls club with many local cafes & restaurants. The location gives a holiday feel all year round. Facilities in the building include underground carpark, swimming pool, games room and onsite caretaker.

The first floor consists of the lounge / living / dining area, laundry, kitchen and large bedroom with en-suite.

The 2nd level is accessed via the extra wide staircase and consists of 2 large bedrooms with private en-suites. Access to the large roof top balcony and rumpus room is via the 2nd level.

One underground car park and a 2nd council permitted car park gives you plenty of parking and a lockable cage downstairs gives plenty of space for bikes, storage etc.

With all the bedrooms with en-suite, there are many options for families, short term stay or student accommodation. The apartment is being sold fully furnished and is ready for multiple uses: holiday home, rental property, rent by the room / short stay, or to move in and enjoy. Kitchen appliances include a brand new cook top and oven, dishwasher with a near new fridge & 75 inch

3 BED | 3 BATH | 2 CAR

PRICE:
860,000 negotiable

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR



FIRST FLOOR



Inspect Virtual Open Home

18/22 Second Avenue,
Broadbeach 4218

3 Bed 3 Bath

Internal	144.6m ²
External	153.2m ²

All information contained herein is gathered from our 3D scanned tour via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties 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.