



## FOR SALE

### CIRCLE ON CAVILL – 3-BEDROOM SKY HOME – 250 SQ MTRS

#### UNDER CONTRACT

Extremely rare opportunity to purchase this spacious 'SKY HOME' located on the 45th Floor of the Southern Tower.

One of only three apartments on the 45th floor

If you are looking for a property which has been meticulously maintained and upgraded by the current owners (no rentals) then 1452 is certainly worthy of your inspection.

Absolutely nothing to do besides move in and enjoy the finer aspects of this stand out offering that the owners have created to enjoy the world class panorama ocean and hinterland views that are on offer.

One of the more favorable and practical layouts which internally totals a very generous 190 sq mtrs the home offers separate living /dining and family options which is rare to find true separation in apartment living but 1452 certainly offers this in its own unique and impressive way.

Plenty of "extras" worthy of a mentioned that have been added including the following-

- \*New woollen carpets though out
- \*Hybrid wooden flooring-entrance /kitchen /powder
- \*Full electric window treatments
- \*New oven/cooktop/dishwasher
- \*Large integrated wall storage
- \*Electric fireplace in lounge room
- \*Extra storage in laundry etc
- \*Painted throughout.

The sellers have purchased elsewhere so make no mistake this property will be sold!!

Circle on Cavill is a true iconic centre Surfers Paradise building with unrivalled resort style

3 BED | 2 BATH | 2 CAR

PRICE:  
\$1,495,000

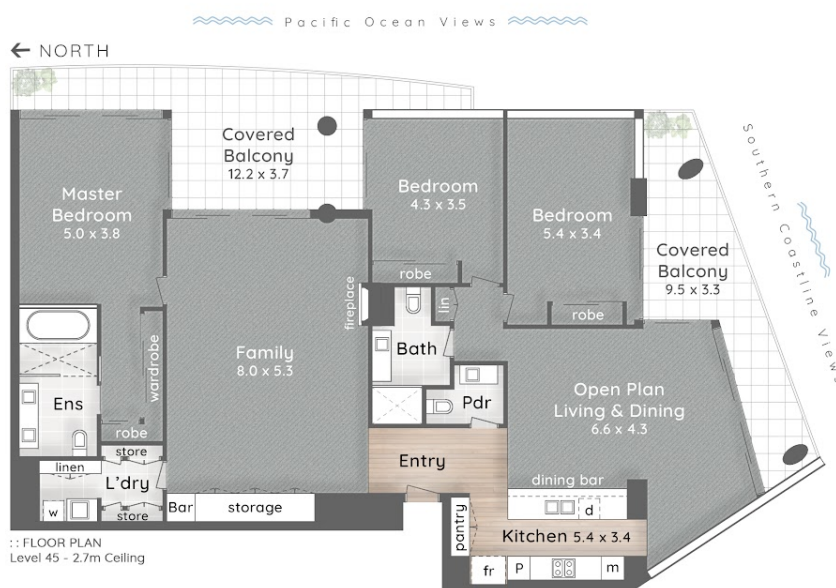
OPEN FOR INSPECTION:  
N/A



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:: FLOOR PLAN  
Basement P4



:: FLOOR PLAN  
Level 45 - 2.7m Ceiling

#### POINTS OF INTEREST

1. CIRCLE ON CAVILL
2. Surfers Paradise Restaurants, Bars & Shops
3. Glink Light Rail Station
4. Broadbeach Restaurants, Bars & Shops
5. Gold Coast Arts Centre (HOTA)
6. Gold Coast Convention Centre
7. Pacific Fair Shopping Centre



:: LOCATION MAP

CIRCLE ON CAVILL

1452/9 Ferny Avenue SURFERS PARADISE

3 Bed

2 Bath + Powder

2 Car

Internal 190m<sup>2</sup> | Balconies 60m<sup>2</sup> | Total 250m<sup>2</sup> or 27 Squares  
Carparks 48m<sup>2</sup>



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