



SOLD

IT'S SOLD

Located where you only have walking distance to the Florida Gardens Tram Station, conveniently between Surfers Paradise and Broadbeach. You have a quick 2-minute walk to the G-Link and can reach the restaurants and shopping vicinities of Surfers Paradise, Broadbeach and even Pacific Fair all in under 10 minutes. This ground floor apartment offers lifestyle and the ultimate beach pad.

- Great location in one of the Gold Coast's premier streets.
- Open plan living and a north aspect.
- Modern Kitchen and Bathroom Internal Laundry.
- 2 Bedrooms all with built-ins
- Situated in the Lotus Lodge building of only 8 on 809sqm Block.
- Currently leased out until 23/01/22 tenant paying \$330 per week. New rental appraisal from the managing agent is \$400 per week.
- Carport, covers 64sqm on title, amazing value in prime location.
- Low Body Corporate
- Water \$434 per Quarter approximately.
- Rates \$1018.00 per 6mths approximately.

This is all about location. You will struggle to find a ground floor northly aspect at this price and location. It is a sure winner and will not last long. So come to the open home or please book a private appointment.

Call Angela Hocking 0481554066

Please note that virtual furniture has been used in some of the photos.

Disclaimer; In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective buyers should make their enquiries to verify any information contained within. COVID-19 DISCLAIMER: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.

2 BED | 1 BATH | 1 CAR

PRICE:
\$322,000

OPEN FOR INSPECTION:
N/A



Angela Hocking
0481554066

angelahocking@atrealty.com.au
angelahockingrealestate.com.au



FLOOR PLAN



Lotus Lodge 1/10 Monaco St Surfers Paradise

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.