



FOR SALE

LIVE LIKE EVERYDAY IS A HOLIDAY!

Wake up to breathtaking panoramic ocean views by day and fall asleep with the spectacular city lights by night. North east aspect, spacious open plan living area, two good size bedrooms with loads of wardrobe space, two spacious bathrooms, separate laundry and amazing views from every room. Located in the Bel Air building which offers five star facilities and is perfectly located in the heart of Broadbeach, a short walk to the beach, restaurants, cafes, light rail and Pacific Fair Shopping Centre. Enjoy all the benefits that come with this dual key apartment:- live in and enjoy this very spacious apartment, or live in the "A side" whilst the "B side" side earns you an income to pay for all of your outgoings, the choice is yours!

Features include:-

- Spacious open plan lounge & dining extending onto north/east facing wrap around balcony
- Large kitchen with an abundance of cupboards including a double door pantry
- Two king size bedrooms with great wardrobe space, both bedrooms open out onto the wrap around balcony
- Two spacious bathrooms, good size vanities & loads of storage
- Amazing ocean and city views from all rooms
- Fully furnished, fully air-conditioned & ceiling fans throughout
- Separate laundry, 1 x secure car space

Body Corporate Approximately \$9,100 per annum

Council Rates Approximately \$3,000 per annum

Water Rates Approximately \$1500 per annum

12th Floor – North/East Aspect & 125 m2 in size

Facilities - Roman-style cascading outdoor pool, 14m Indoor heated pool, several BBQ areas around the grounds, fully equipped gymnasium, beautiful tropical gardens, on-site coffee shop

Location - Directly across the road from Pacific Fair shopping Centre, the light rail station, bus station and a short walk to the beach and Broadbeach cafes and restaurants.

2 BED | 2 BATH | 1 CAR

PRICE:

OFFERS OVER \$699,000

OPEN FOR INSPECTION:

N/A



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TOTAL APPROX FLOOR AREA 125 SQ. M

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.