



**SOLD**

## RENOVATORS PROJECT - OCEAN VIEWS WITH LARGE COURTYARD

Bring your "Block Inspiration" and attitude to create your own masterpiece/transformation.

This solid, large and spacious older style unit needs some TLC and imagination but offers huge potential.

The kitchen is generous in size and opens out to the dining and living area. Ideal indoor/outdoor flow with one of the largest balcony/courtyard areas from your living room.

Two light filled double bedrooms one with ocean views and the other overlooking the pool area, they each have built in robes and ceiling fans.

The combined bathroom/laundry is functional and convenient and with some updates a great space.

Endless options as you can live in it as an owner occupier, do short term rental, long term rental and also utilise holiday letting you maximise your income and or personal use.

Raffles Royale is a well maintained complex efficiently run with solar panels and water tanks and boasts a fabulous pool and entertainment area that has just been updated with nee spa, decking and shade sail to relax and enjoy with family and friends.

Prime position one block from the light rail, two blocks from Surfers Paradise beach and walking distance to cafes, shops and transport this is a winner.

Future possible development site so take advantage of immediate income now.

The is a secure undercover carspace on title.

When prime position and potential matter then look no further.

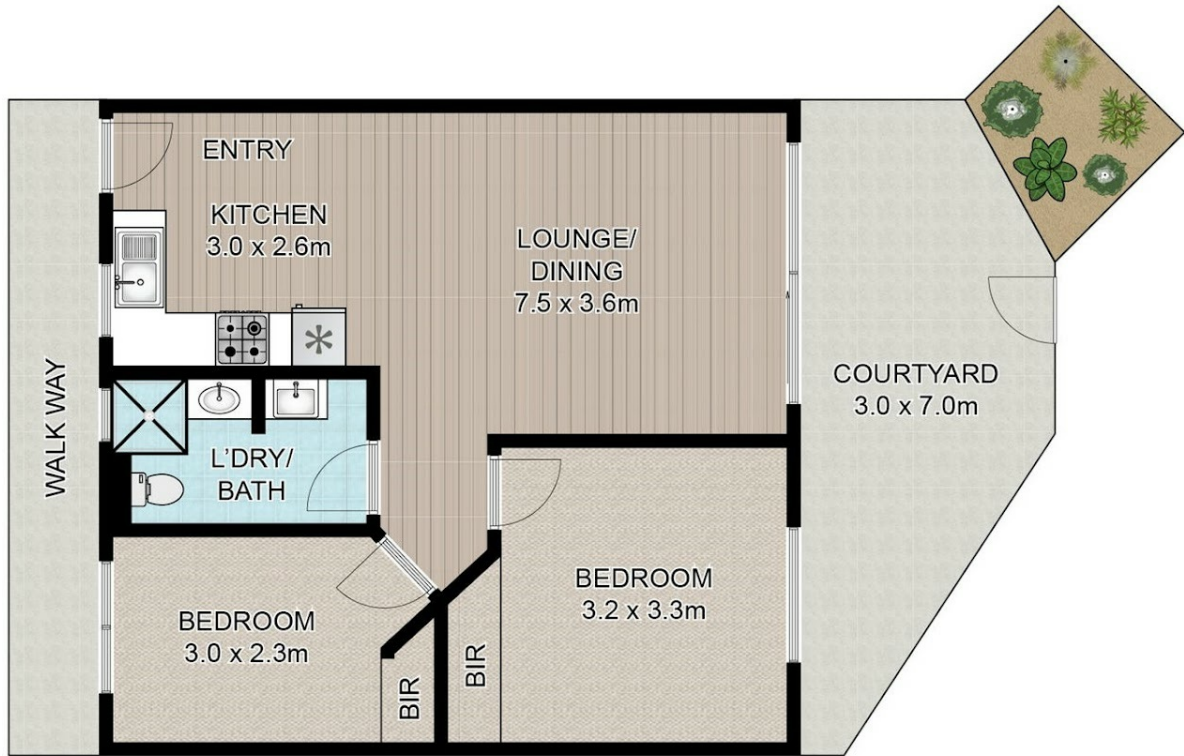
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$300,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Internal: 55 sqm  
 External: 28 sqm  
 Total: 83 sqm

Whilst Media Adobe has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes and is a general guide only.

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.