



**SOLD**

## MODERN BEACHSIDE APARTMENT

If you are looking for a well priced, modern beachside apartment with beach views, you can't go past this immaculate apartment in located in the Artique building.

The apartment features:-

- A large north-facing balcony
- Modern open plan design with floor to ceiling glass
- All rooms open out onto the balcony & take in the perfect northern aspect
- Two bedrooms plus two bathrooms
- Master has walk in wardrobe & spacious ensuite
- Modern kitchen with stone benches and stainless steel appliances
- Full ducted air conditioning
- Fully furnished & in immaculate condition
- Body Corp approx \$140 pw
- Council rates approx \$35 per week
- Water rates approx \$28 per week
- Currently holiday let
- Rental return approx \$28,000 per annum
- Very good on-site management, perfect holiday home with a great income stream.
- Nest or invest, the choice is yours!

The Artique building enjoys a fantastic address, approximately 150 metres to the beach, close enough to walk to everything that Surfers Paradise has to offer, but far enough away to avoid the noise and only one block from the new light rail station!

Fantastic facilities:-

- Heated outdoor pool & spa
- Sauna
- Steam room
- Fully equipped gym
- Private theatre
- Barbecues set in tropical gardens
- Unique virtual golf simulator
- Fully secured building access
- Secure underground parking

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

**PRICE:**  
\$560,000

**OPEN FOR INSPECTION:**  
N/A



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