



# SOLD

## WELCOME TO UNIT 112 AT SOVEREIGN SURFERS PARADISE - JUST BEEN COMPLETELY RENOVATED

This first floor apartment has just been meticulously renovated & boasts a spacious open plan lounge and dining, leading onto one of the largest terraces in the building. This unassuming apartment is a generous 74m<sup>2</sup> and is a perfect investment or lock up and leave holiday home/Live in city apartment.

Alpha Sovereign is centrally located, just a 5 minute walk to the beautiful beaches of Surfers Paradise, is close to shops and the light rail tram. This resort offers all the facilities to enjoy including a fully equipped gym, spa, sauna, restaurant and bar.

### Property features:

- Fully renovated.
- New timber flooring throughout
- Fully renovated kitchenette & bathroom.
- 2 Bedrooms
- 1 Bathroom
- 1st floor 74m<sup>2</sup>
- Body Corporate: \$105 per week (approximately)
- Council rates \$1,088.66 half yearly (approximately)
- Water rates \$350 half yearly (approximately)
- Permanent rental return approximately \$450 - \$500 weekly

This apartment will not be on the market long.  
Contact David Druce for further information or to arrange your private inspection.

2 BED | 1 BATH | 0 CAR

PRICE:  
\$415,000

OPEN FOR INSPECTION:  
N/A



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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.

112/138 Ferny Avenue, Surfers Paradise 4217

TOTAL APPROX. FLOOR AREA 74 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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