



# FOR SALE

100 METERS TO THE BEACH!!

1 BED | 1 BATH | 1 CAR

2608/18 Hanlan Street, Surfers Paradise, QLD, 4217  
Property Overview:

Building Name - Beachcomber  
Apartment Level - 26 of 31  
Apartments in Building - 240  
Body Corporate Fees - \$132pw approx (electricity included in BC Fees)  
Body Corporate Lift Loan - \$528.09 total for this apartment (approx \$10.00 per week) Last instalment March 2023  
Sinking Fund - \$534,622.52 AS AT 16 JUNE 2022  
Apartment Size - 68m2  
Council Rates - \$1740 p.a. approx  
Water Rates - \$1516 p.a. approx  
Year Built - 1983  
Permanent Rental - \$400pw to \$450pw approx. Holiday letting available.  
Building Features:  
-Outdoor pool  
-Indoor pool

**PRICE:**  
\$399,000

**OPEN FOR INSPECTION:**  
N/A



**Sam Mansy**  
**0455 501 167**  
sam@mansyestateagents.com.au



**Michael Bolf**  
**0455 499 786**  
michael@mansyestateagents.com.au



Internal Living: 61 sqm approx  
 External Living: 7 sqm approx  
 Total Living Area: 68 sqm approx

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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.