



# FOR SALE

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**SANDRA LIEBENBERG**

PROPERTIES GOLD COAST

2103/3422 SURFERS PARADISE BOULEVARD, SURFERS PARADISE, QLD, 4217



## ATTENTION INVESTORS !!! IT'S ALL ABOUT LOCATION, THE BEACH AND CAPITAL GAIN AT THE GOLDEN GATE RESORT

Situated less than a 100 Metre stroll from Surfers Paradise beach front and the new Gold Coast Light Rail. The Tram stops right at your door step, you can't go wrong in terms of location. On offer is a huge, renovated 1 bedroom apartment, spoilt with panoramic views from the living area and bedroom. Situated north east overlooking the ocean, Main Beach, Paradise Waters and the fabulous Gold Coast Hinterland.

The floor to ceiling glass in living area and bedroom allows for an abundance of natural light, magnificent vistas and cooling summer breezes. The north east facing balcony is perfect for evening drinks, entertaining guests and enjoying the fabulous city views.

Large modern kitchen, quality stainless steel appliances and upgraded bathroom. Waiting for you to add your own personal decorator touches.

A unique feature of this unit is an oversized single car- space in the basement car-park. With body corporate levies at approximately \$100 per week which includes FREE ducted air conditioning and FREE unlimited hot water, they are in high demand.

The building has been refurbished during the past 2 years, elevators, lobbies and gardens are all in immaculate condition.

Mainly owner occupied, Golden Gate does offer holiday and permanent rental apartments gaining great returns for vendors. Holiday rentals are fully booked for most of the year, and returns are

PRICE:  
\$250,000

OPEN FOR INSPECTION:  
N/A

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