



# FOR SALE

## AN ABSOLUTE MUST TO INSPECT... A FABULOUS 20-SQUARE WATERFRONT SUB-PENTHOUSE RESIDENCE WITH A 12M (36FT) MARINA BERTH

Today, ladies and gentlemen, we are presenting you with a very rare opportunity to acquire a truly unique apartment in one of the best WATERFRONT positions on the Northern Gold Coast. The overseas-based seller has instructed us to sell now. Located in the Salacia Water's most sought-after 'Fortuna' building, this exquisite apartment has it all:

- \* Privacy: NO neighbours to share the elevator with on the 5th floor
- \* Strictly residential: No holiday/short-term rentals
- \* Exceptionally spacious living & dining areas, with soaring 3.5-metre (11.5ft) ceilings that add dimension and class;
- \* Fabulous granite kitchen, with integrated Miele fridge and Gaggenau appliances, including integrated coffee machine, plus a walk-in pantry;
- \* Two extra-spacious bedrooms plus a large study/office, which could easily be converted into a 3rd bedroom;
- \* Ducted cooling & heating AC system;
- \* Extra-generous all-weather balconies with fabulous unobstructed panoramic views;
- \* Sophisticated C-bus electrical & communication wiring system;
- \* Two side-by-side car parking spaces + two lock-up storage cages in secure basement garage;
- \* Secure 12-metre (36ft) deep-water marina berth with quick direct (bridge-free) access to the Gold Coast Broadwater and beyond.

### NEARBY AMENITIES INCLUDE:

- \* Paradise Point Shopping Village - 1km
- \* Runaway Bay Yacht Club - 2kms
- \* Runaway Bay Shopping Village - 5kms
- \* Hope Island and Sanctuary Cove golf courses - 6kms
- \* Harbourn Premium Outlet Shopping Paradise - 7kms
- \* Gold Coast Airport – 50 min & Brisbane International – 1hr

The vendor's already accepted and the property must and will be sold. We invite all genuine

**3 BED | 2 BATH | 2 CAR**

### PRICE:

Genuine seller will meet the market

### OPEN FOR INSPECTION:

N/A



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## FLOOR PLAN

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.

All enquiries must be directed to the agent, vendor or party representing the floor plan.

Approx Total: 100m

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# Apartment 6601-Salacia Waters Paradise Point