



# Sold

## MUST SELL INCREDIBLE OCEAN & HINTERLAND VIEWS

2 BED | 2 BATH | 1 CAR

21d/30 Laycock Street, Surfers Paradise, QLD, 4217

- Year Built: 1983
- Apartment Size - 137m2 approx.
- Apartment Level: 21 of 31
- Number of Apartments in Building: 126
- Body Corporate fees: \$180 approx. pw (\$9,367 approx. pa)
- Sinking Fund: \$1,112,060 AS AT 02 AUG 2023
- Permanent rental: approx. \$800-\$850 week (holiday letting can be done)
- Currently tenanted until February 2024 for \$700 per week
- Council Rates - Approx. \$ 2300 pa as owner occupier
- Water Rates - Approx. \$ 1,300 pa

### Building Features

- Indoor and outdoor swimming pool
- Tennis court
- BBQ Areas
- GYM

**PRICE:**  
\$900,000

**OPEN FOR INSPECTION:**  
N/A



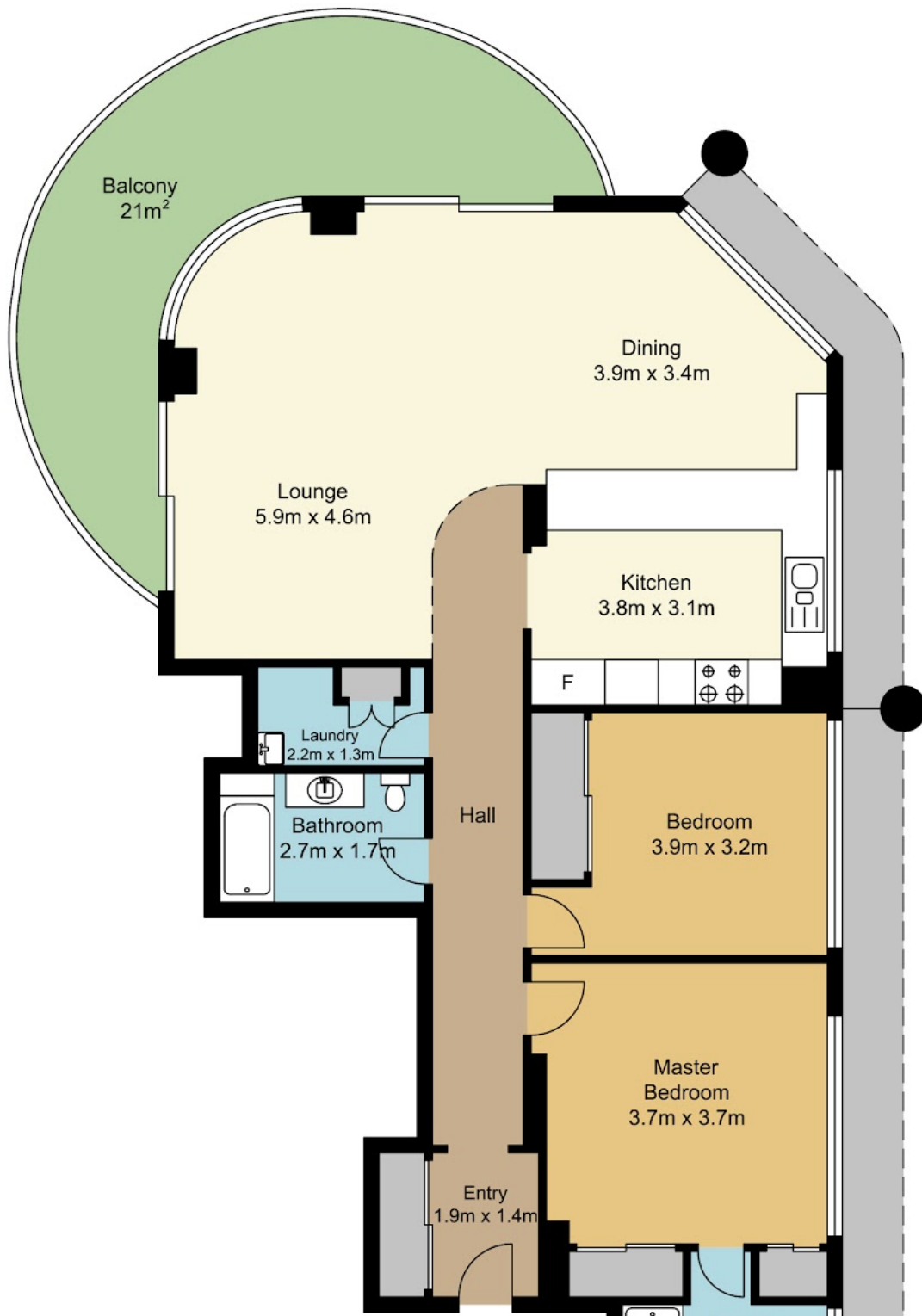
**Sam Mansy**  
**0455 501 167**  
sam@mansyestateagents.com.au



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

# 21 D/30 LAYCOCK ST SURFERS PARADISE

CONTACT: SAM MANSY 0455 501 167



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.

TOTAL APPROX FLOOR AREA 137m<sup>2</sup>

This plan is for illustrative purposes only.

Any information provided should not be relied upon solely.