



# FOR SALE

## FABULOUS INVESTMENT ON THE GLITTER STRIP - SURFERS PARADISE ONLY METERS TO THE BEACH

ONLY 150m from the SURFERS PARADISE BEACHFRONT and situated in a complex of only 17 units, this 1 bedroom unit is definitely a GREAT INVESTMENT or a DREAM to LIVE IN. This beach side bargain offers unbelievable value and a possible future redevelopment opportunity. Ideal to live in, invest or holiday let, this unit will appeal to all buyers. Boasting an easterly aspect, this apartment captures the most beautiful breezes all year round and is only a stone's throw to the famous golden sandy beaches that the Gold Coast is renowned for.

### APARTMENT FEATURES

- Only 150m to the beach - Large swimming pool & BBQ area - 1 bedroom with built ins & ceiling fan
- Combined bathroom & laundry - Open plan living and dining
- Kitchen with plenty of bench & cupboard space - Ceiling fans and portable air conditioning
- 550m to Cavill Avenue - Tram station literally around the corner
- Body corporate only approx. \$113pw - Rental returns between \$550(perm) and \$800(AirBnB)pw approx
- HOLIDAY LETTING or AIR BNB AVAILABLE - GREAT FOR SUPER FUND PURCHASES
- EARN MONEY & HOLIDAY IN PARADISE CALL JACKIE TAYLOR-FOX TO INSPECT 0411236823

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

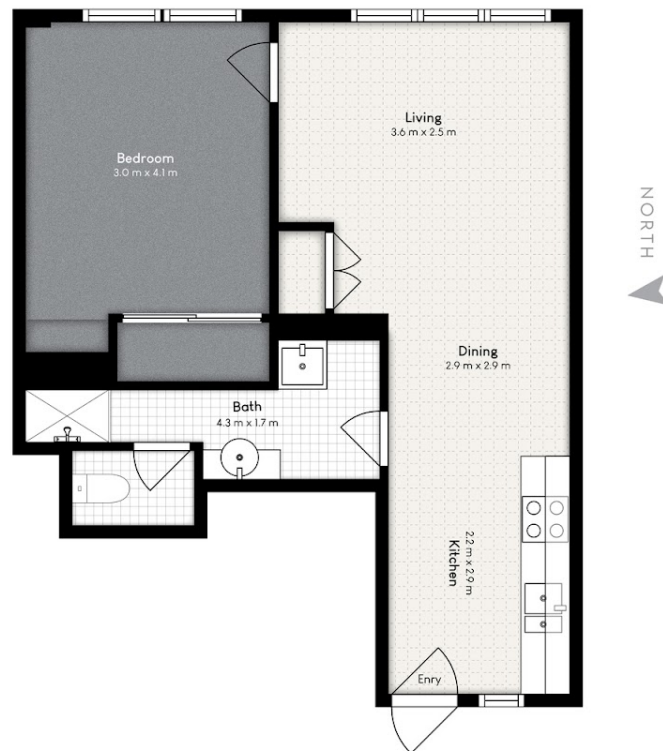
1 BED | 1 BATH | 1 CAR

PRICE:  
OFFERS ABOVE \$420K

OPEN FOR INSPECTION:  
N/A



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U11/21 CLIFFORD STREET, SURFERS PARADISE



Internal: 44m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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