



## FOR SALE

### ENDLESS FINANCIAL POSSIBILITIES FOR INVESTOR OR OWNER OCCUPIER

Nestled in the renowned Raffles Royale, centrally located in Surfers Paradise and just a stroll away from the Gold Coast's famed beach, restaurants, and year-round entertainment, lies this exquisite top-floor 2-bedroom unit. The unit is being offered fully furnished, presenting a turnkey residence. Whether for owner occupancy, permanent rental, or holiday letting, this property boasts remarkable financial potential, offering a multitude of opportunities for capitalization or personal enjoyment. Currently leased at \$680 per week until June 3, 2024, with proficient and approachable onsite management.

This unit is characterized by its luminosity, featuring an open-plan kitchen/living area. Revel in the refreshing beach breezes, savor ocean views from one of the bedrooms, and bask in the natural light pouring in through the stunning large windows and corner balcony. The living room is equipped with an air conditioner, while both bedrooms are fitted with new fans. The combined bathroom and laundry are spaciouly designed.

Having undergone a comprehensive renovation, the unit exudes a modern aesthetic throughout. The tropical-style resort housing the unit boasts amenities such as a swimming pool, BBQ area, and spa. The building itself is committed to eco-friendliness and energy efficiency, incorporating solar panels and water tanks.

The prime position and potential of this property beckon those seeking a harmonious blend of lifestyle and investment.

2 BED | 1 BATH | 1 CAR

#### PRICE:

OFFERS OVER \$475,000  
CONSIDERED

#### OPEN FOR INSPECTION:

N/A



**Sandra Sherratt**

**0411298493**

sandrasherratt@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)