

**SOLD**

## "UNMATCHED INVESTMENT OPPORTUNITY: LUXURY 2-BEDROOM IN PRIME BROADBEACH LOCATION!"

Discover the epitome of luxury living in the heart of Broadbeach with this exquisite 2-bedroom, 2-bathroom apartment located in the prestigious Sierra Grand building. Perfectly positioned opposite Pacific Fair Shopping Centre and just a block away from the beach, this property offers the ultimate Gold Coast lifestyle.

### Key Features:

- \* 2 Spacious Bedrooms: Perfect for guests or a growing family.
- \* 2 Modern Bathrooms: Stylishly designed for comfort and convenience.
- \* 2 Secure Parking Spaces: A rare find in the area, providing peace of mind and easy access.

### Prime Location:

- \* Opposite Pacific Fair Shopping Centre: Enjoy world-class shopping and dining at your doorstep.
- \* Walking Distance to The Star Casino and Convention Centre: Entertainment and events are just a stroll away.
- \* Adjacent to the Tram Station: Effortless connectivity to the entire Gold Coast.

### Outstanding Building Amenities:

- \* Indoor heated pool
  - \* Steam room and sauna
  - \* Outdoor pool with BBQ area
  - \* Fully equipped gym
- Additional Highlights:

- Proven Holiday Let Success: This unit has been a favorite among guests, delivering incredible returns over the past two years.

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

PRICE:  
**\$855,000**




OPEN FOR INSPECTION:  
N/A



**Luella Engelen**  
**0474779450**  
luella@mandate2.com.au  
mandate2.com.au



Unit 1107/22 Surf Parade, **BROADBEACH**

 2
  2
  1  
 Internal: 84m<sup>2</sup> | External: 9m<sup>2</sup> | Total: 93m<sup>2</sup>



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSE AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY, EZ REALTY PHOTOGRAPHY MAKES NO GUARANTEES REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND ACCEPTS NO LIABILITY FOR ANY INACCURACIES.

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