



# FOR SALE

## RENOVATED, FULLY FURNISHED ONE-BEDROOM APARTMENT CURRENTLY RENTING AT \$350/NIGHT. 41/19 ORCHID AVENUE, SURFERS PARADISE

\*\*\*The owners have adjusted the price to accommodate the levies, and appreciate that the levies per annum are approx \$40,000.00 These special levies are for a vast improvement to the building inclusive of foyer refurbishments and an amazing swim up pool bar. Property prices in the area are on the increase, so if you are in a position to buy this unique property, grab the opportunity!

Discover the perfect blend of style, convenience, and coastal living in this fully renovated and move-in-ready one-bedroom apartment. Positioned in the heart of iconic Surfers Paradise, this spacious unit offers over 70sqm (approx.) of contemporary living, complete with two private balconies showcasing spectacular skyline and ocean views.

### Key Features

**Stylishly Renovated:** Freshly painted, with chic timber-look tile flooring, upgraded lighting, air conditioning, ceiling fans, and modern appliances.

**Spacious Layout:** The open-plan design maximizes space and functionality, making it feel larger than life.

**Comfortable Bedroom:** A generously sized, light-filled bedroom provides the ultimate private retreat.

**Practical Additions:** Central kitchen and laundry, along with bonus storage space in a private hallway.

**Balconies for Relaxation:** Enjoy beach breezes, mesmerizing sunsets, and alfresco dining from not one, but two balconies.

### Lifestyle Benefits

Move right in and embrace the ultimate beachside lifestyle. Located just steps away from world-class dining, shopping, and transport, this apartment is perfect for:

**Owner-Occupiers:** Quick settlement available—start enjoying your new home immediately!

**Savvy Investors:** Ideal for short-term or long-term rentals in a high-demand area.

**Prime Location**

1 BED | 1 BATH | 0 CAR

PRICE:  
\$295,000

OPEN FOR INSPECTION:  
N/A



**Sandra Sherratt**

**0411298493**

sandrasherratt@atrealty.com.au

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

## Disclosure Statement

*With Implied Warranties*

### **Body Corporate and Community Management Act 1997**

#### SECTION 206

<b>SECTION 206 Body Corporate</b>	Body Corporate for: <u>OCEAN PACIFIQUE</u> Community Titles Scheme <u>8379</u>
	Lot No: <u>21</u> on SP <u>176057</u>
	Address: <u>UNIT 41 / 19 ORCHID AVENUE SURFERS PARADISE QLD 4217</u>

#### PREScribed INFORMATION

<b>Secretary of Body Corporate</b>	Name: <u>KALVIN DUFFY C/- COMPLETE BODY CORPORATE SERVICES PTY LTD</u>
	Address: <u>PO BOX 400 SOUTHPORT QLD 4215</u>
	Email: <u>07 5591 7505</u>

<b>Body Corporate Manager</b>	Name: <u>COMPLETE BODY CORPORATE SERVICES PTY LTD</u>
	Address: <u>AS ABOVE</u>
	Telephone: _____

<b>Annual Contributions and Levies</b>	Administrative Fund: <u>\$33,780.00</u> GROSS each year by instalments in advance on the LAST day of each <u>QUARTER</u> Discount: <u>N/A</u>
	Sinking Fund: <u>\$4,000.00</u> GROSS each year by instalments in advance on the LAST day of each <u>QUARTER</u> Discount: <u>N/A</u>
	Insurance: <u>\$1,344.00</u> GROSS each year by instalments in advance on the LAST day of each <u>QUARTER</u> Discount: <u>N/A</u>
	*Special – Common Prop Tiling: <u>\$8,800.00 – DUE IN 4 INSTALMENTS DUE 30/10/2023 &amp; 5/01/2024</u>
	Special – Loan: <u>\$28,325.43 DUE IN 4 INSTALMENTS DUE 1/03/24, 1/06/24, 1/09/24 &amp; 1/12/24</u>
	Special – Loan: <u>\$22,400.00 DUE IN 4 INSTALMENTS DUE 1/03/24, 1/06/24, 1/09/24 &amp; 1/12/24</u>

<b>Contribution Schedule Lot Entitlements</b>	Based on <u>Contribution Schedule Lot Entitlements</u> : Lot Entitlement 8 Aggregate 200 4220.00 (Admin) 500.00 (Sinking) 3544.30 (Special) 2800.00 (Special) Ratified at AGM 10/10/2022 & EGM 08/03/2023 & EGM 03/05/2023 & AGM 29/09/2023 & EGM 27/03/2024
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Based on <u>Interest Schedule Lot Entitlements</u> :	Lot Entitlement 8 Aggregate 200 (Insurance not included in Admin Fund Levy) Ratified at AGM 29/09/2023 *Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund
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<b>Improvements on Common Property for which Buyer will be responsible</b>	<b>NOTHING SIGHTED</b>
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