



SOLD

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:
\$293,000

OPEN FOR INSPECTION:
N/A



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Disclosure Statement

With Implied Warranties

Body Corporate and Community Management Act 1997

SECTION 206

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

PRESCRIBED INFORMATION

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

Body Corporate Manager Name: COMPLETE BODY CORPORATE SERVICES PTY LTD
 Address: AS ABOVE
 Telephone: _____

Annual Contributions and Levies Administrative Fund: \$33,780.00 GROSS each year by instalments in advance on the LAST day of each QUARTER Discount: N/A
 Sinking Fund: \$4,000.00 GROSS each year by instalments in advance on the LAST day of each QUARTER Discount: N/A
 Insurance: \$1,344.00 GROSS each year by instalments in advance on the LAST day of each QUARTER Discount: N/A
 *Special – Common Prop Tiling: \$8,800.00 – DUE IN INSTALMENTS DUE 30/10/2023 & 5/01/2024
 Special – Loan: \$28,325.43 DUE IN 4 INSTALMENTS DUE 1/03/24, 1/6/24, 1/9/24 & 1/12/24
 Special – Loan: \$22,400.00 DUE IN 4 INSTALMENTS DUE 1/03/24, 1/6/24, 1/9/24 & 1/12/24

Contribution Schedule Lot Entitlements Based on Contribution Schedule Lot Entitlements: 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

Based on Interest Schedule Lot Entitlements: Lot Entitlement 8 Aggregate 200
 (Insurance not included in Admin Fund Levy)
 Ratified at AGM 29/09/2023
 *Only apply if a separate Levy has been struck for insurance otherwise the insurance is paid from Administration Fund

Improvements on Common Property for which Buyer will be responsible NOTHING SIGHTED