



FOR SALE

UNBEATABLE PRICE!! ABSOLUTE BEACHFRONT LIVING IN THE ICONIC FOCUS BUILDING

Located on level 9 of the renowned Focus building, directly opposite lifeguard tower 35, this spacious apartment offers uninterrupted ocean views from two balconies. With the beach just a 10-second walk away and only 400 meters from the vibrant Cavill Avenue, you'll enjoy the perfect balance of peace and convenience—close enough to the action without the noise.

This 144 square meter apartment boasts 3 generous bedrooms, 2 bathrooms, and a large, separate laundry. With a total of 5 covered balconies, you'll have plenty of space to enjoy the stunning ocean vistas. The apartment is fully furnished, immaculately maintained, and ready for you to move in.

Floor Area Sizes:

Internal 111m²

Balconies 33m²

Total 144m²

Additional features include:

- Reverse cycle air conditioning and ceiling fans in every room
- Dishwasher and microwave for your convenience
- Huge 7-metre-long lock-up garage with space for storage and cupboards

The complex itself offers fantastic amenities, including:

- Massive visitor parking for up to 20 cars
- New heated pool (only 6 months old)
- Hot spa
- Tennis court, basketball court, table tennis room, and a small gym
- Two large covered BBQ areas
- Lush gardens and expansive grounds—ideal for future development in the area

Whether you're looking to live in this stunning location, rent it out for \$1,100 per week, or holiday let, the possibilities are endless. This is a rare find—nothing compares to this size and price on the beachfront in Surfers Paradise.

3 BED | 2 BATH | 1 CAR

PRICE:

Under Contract

OPEN FOR INSPECTION:

N/A

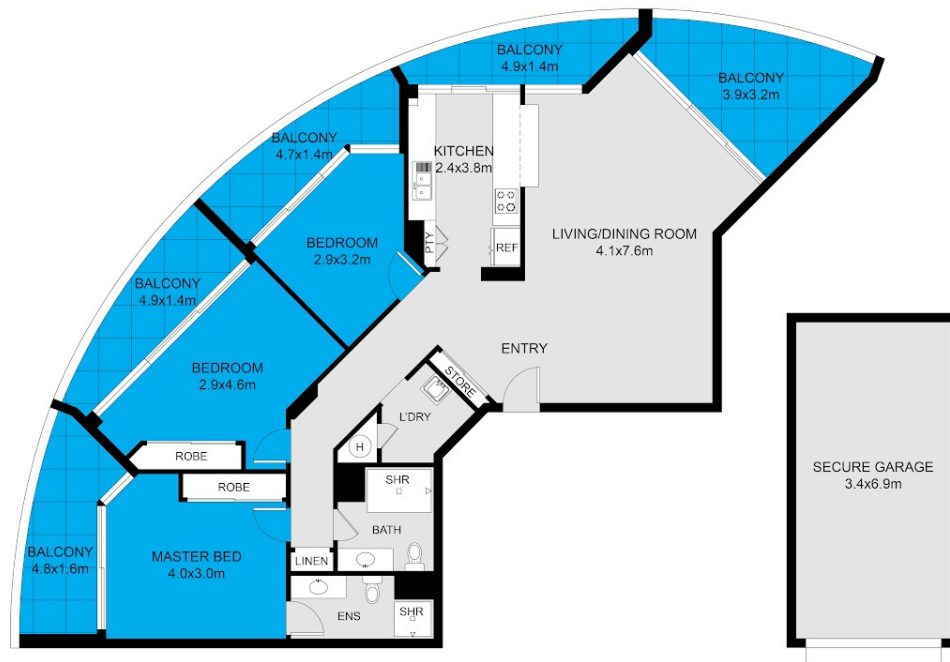


Raine Scott

0415250414

raine@mandate2.com.au

mandate2.com.au



FLOOR PLAN

U35/114 The Esplanade, Surfers Paradise

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.