



# FOR SALE

## RARE FIND AND OPPORTUNITY WITH THIS FANTASTIC KING-SIZED APARTMENT

Discover coastal living nestled in the Gold Coasts bustling CBD. Perfectly positioned in the beautifully maintained "Kensington on the Park", this huge apartment of 83m<sup>2</sup> offers an enviable lifestyle with a plethora of options.

Whether you enjoy entertaining or simply love a vast amount of space, this is your property! While the current owners circumstances force the sale, this provides an outstanding opportunity for one lucky buyer to secure it at a fantastic price!

Upon entry, you're greeted with an abundance of space, incorporating an open plan Lounge, dining area and more, with gorgeous views overlooking the pool and leafy palms. A private quiet balcony off the living area, also provides a lush picturesque outlook.

New on trend timber look flooring throughout, excluding wet areas, kitchen, bathroom, second toilet and laundry, where the original well kept tiles remain. Whilst the Kitchen and bathroom are in original condition, they're in great condition. Option to keep as is, or a renovate and put your own stamp on it.

One spacious bedroom with mirrored robes is perfectly situated away from the living area at the end of the hallway, the perfect floorplan.

Secure basement dedicated car space provides peace of mind for vehicle storage - behind electric gates.

### PROPERTY FEATURES:

- 1bedroom
- 1bathroom with bath, shower and toilet
- 2nd separate toilet
- Separate Laundry
- Huge open plan Lounge, dining area
- Balcony
- Kitchen
- Secure basement Car Parking

Kensington on the Park provides a unique and private layout. Peaceful and quaint with beautifully maintained gardens adorning the gorgeous walkways.

1 BED | 1 BATH | 1 CAR

### PRICE:

Offers over \$515,000

### OPEN FOR INSPECTION:

N/A



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Internal	:	77 m <sup>2</sup>
External	:	6 m <sup>2</sup>
Total Floor Area	:	83 m <sup>2</sup>

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Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and rely on their own enquiries.

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.