



**SOLD**

## OWNER COMMITTED ELSEWHERE, MAKE AN OFFER !!

Simply move in and enjoy beachfront living with coastline views. There is no need to lift a finger, all the hard work is complete. The recently renovated 4th floor 2 bedroom beachfront apartment. Wake up to ocean views from both bedrooms, then enjoy basking in the winter sun on the balcony while you eat breakfast.

Positioned in the building facing due North the apartment is fit for every season, with the beautiful sea breeze in summer there is no need for airconditioning and in winter the sun warms the apartment perfectly.

Currently owner occupied, though as per the San Simeon holiday pool requirements the apartment is classed as a 'Superior Room' which have an average occupancy rate of 77% for the last 12 months.

Some of the resort facilities:

- \* Full size tennis court
- \* Beachfront pool & heated spa
- \* Roof top sauna & spa
- \* Lift access to all levels
- \* Tour desk
- \* Free Wi-Fi Internet
- \* Secure undercover parking
- \* Public transport at front door
- \* Friendly on-site managers

Come and make an offer you may be surprised at the deal you can get.

\*\*\*\*\* This property is proudly promoted by a tech savvy, LOCAL Real Estate Agent supported by Australia's most progressive and supportive head office based in Surfers Paradise, Queensland \*\*\*\*\*

Contact Justin for an inspection 0404 713 845  
<http://justinhaynes.com.au/>

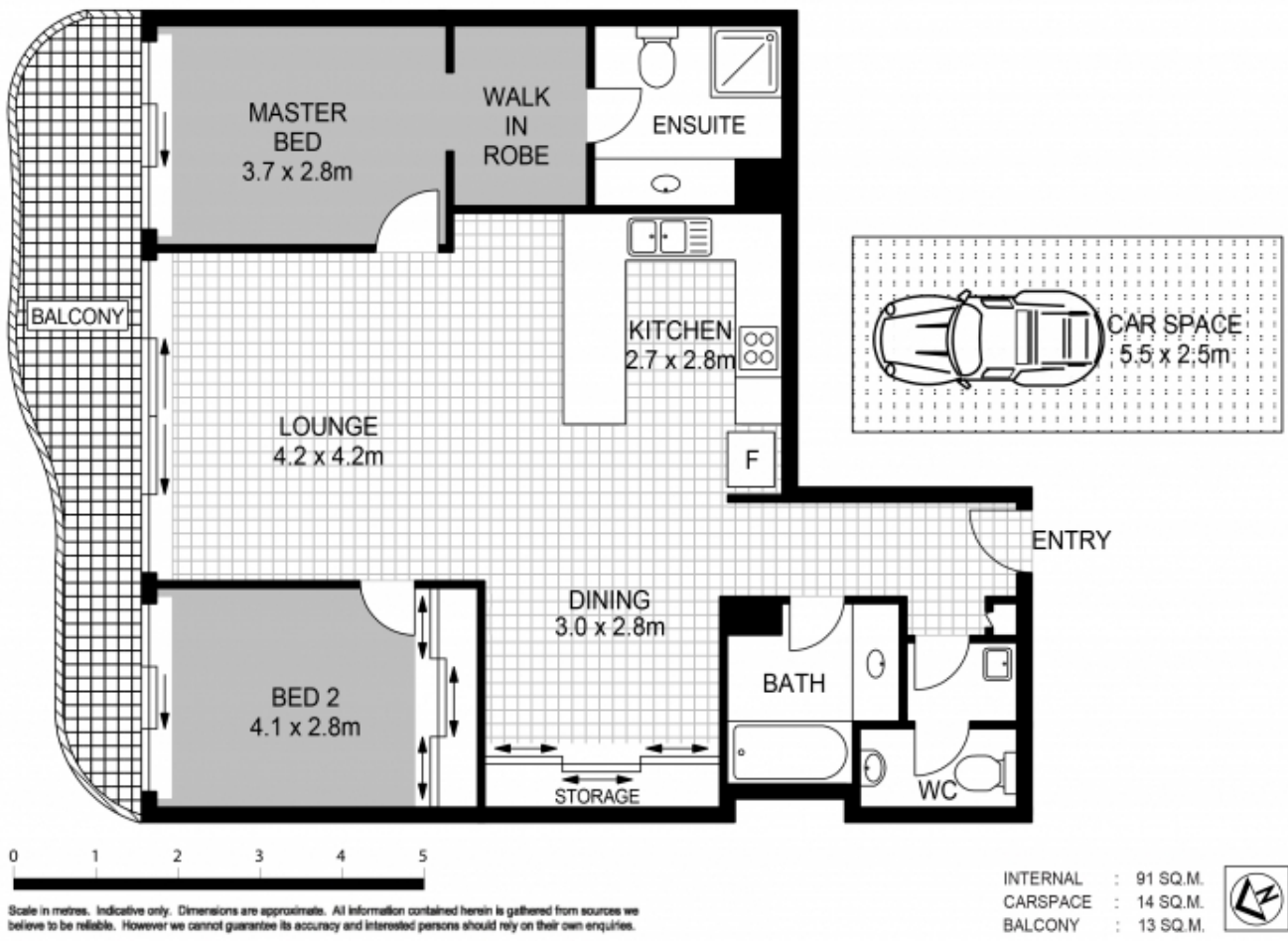
2 BED | 2 BATH | 1 CAR

PRICE:  
\$550,000

OPEN FOR INSPECTION:  
N/A



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35/387 Golden Four Drive, Tugun (San Simeon)



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.

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