# 8D/1 ALBERT AVENUE, BROADBEACH, QLD, 4218









# SOLD

## FAMILY CIRCUMSTANCES DICTATE IMMEDIATE SALE

LOOK! Guaranteed net income of $900 per week secured under a lease-back agreement with the On-Site Management Company until April 2026.

This holding income provides the incoming owner with the perfect opportunity to plan their lifestyle purchase—whether as a permanent residence, a holiday lock-up, or a continued rental investment.

Beach Haven is an icon of contemporary high-rise design, having undergone substantial refurbishment in recent years. It stands proudly on one of Broadbeach's very best central Esplanade locations—positioned on a prime corner site with an impressive land area of 5,742m².

Apartment 8D is offered for sale after 18 years of ownership, having been recently refreshed and is being sold fully furnished on a walk-in, walk-out basis.

With just five apartments per floor, 8D boasts the second-largest floor plan in the building at 141m². The apartment occupies a prized corner position with a sought-after northerly aspect, inviting in the warm sunshine and refreshing sea breezes. Views can be enjoyed from every room—day and night—including the sparkling city lights and the spectacular annual Christmas fireworks display that feels almost within reach.

The apartment features two generous bedrooms, the main with ensuite, and a seamless blend of style, comfort, and convenience. Modern touches include split system air conditioning and ceiling fans throughout for year-round comfort. A highly desirable feature rarely found in today's apartments is the dedicated separate laundry with storage.

The secure basement car space is conveniently located near the basement lifts, ensuring ease of access.

Building Amenities:
• Expansive Wraparound Balcony: Perfect for relaxing and soaking in breathtaking views of the ocean and parkland.
• Pools & Spa: Enjoy two heated outdoor pools, a newly refurbished heated indoor pool, and a

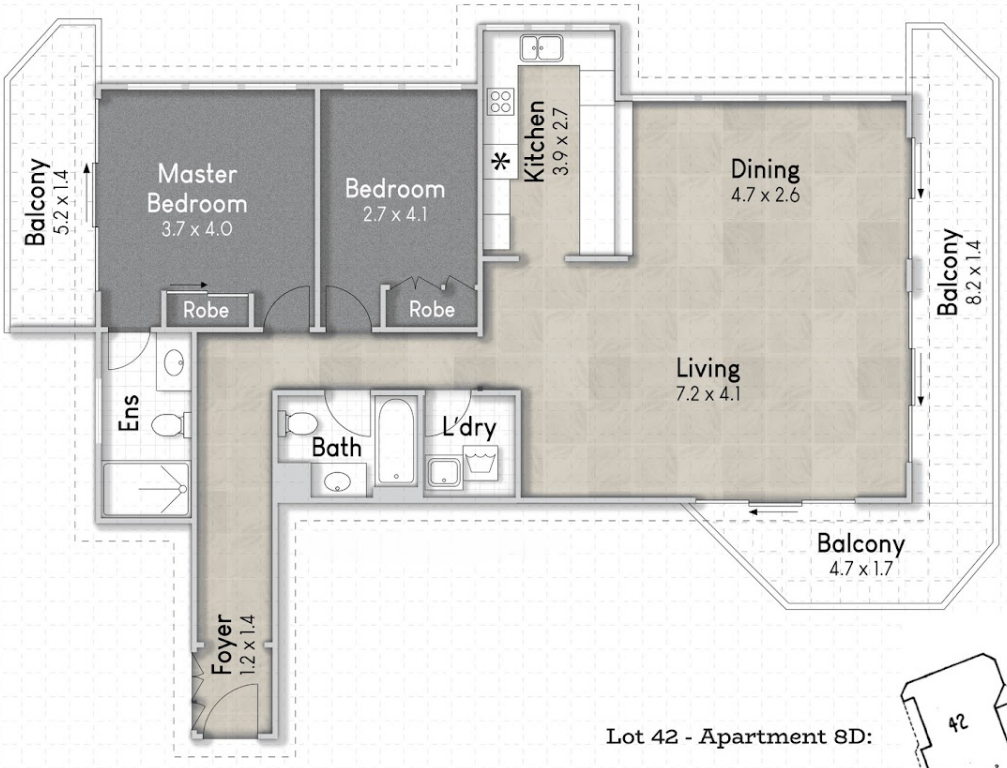
## 2 BED | 2 BATH | 1 CAR

PRICE:
$1,200,000

OPEN FOR INSPECTION:
N/A



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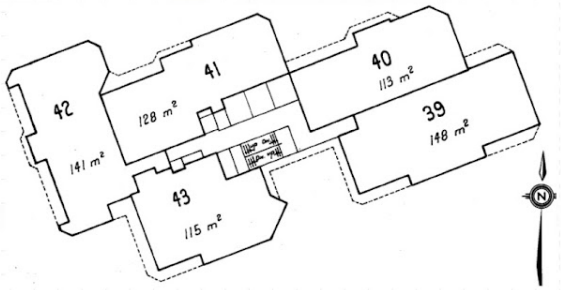

8D/1 Albert Avenue, Broadbeach

Property Totals

- Internal: 116 m2
- External: 25 m2
- Approx.Total: 141 m2

- Carspace: 5,5 m x 2.6 m
Basement 8D

Lot 42 - Apartment 8D:




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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