

## FOR SALE

### OVERSIZED ONE-BEDROOM APARTMENT WITH PANORAMIC VIEWS IN PRESTIGIOUS PARADISE WATERS

Situated on the 7th floor of the boutique residential building 'The Nelson', this stylish oversized one-bedroom apartment delivers sunlit interiors, seamless indoor-outdoor flow and sweeping views across the Nerang river, Gold Coast skyline, hinterland and beach. Beautifully renovated and set in an unbeatable location, this immaculate apartment represents a rare opportunity for first home buyers, down-sizers, a weekend escape or a quality investment in a blue-chip destination.

Perfectly positioned on the northern tip of Surfers Paradise in Paradise Waters, this prestigious neighbourhood promises peaceful lifestyle moments and is a short walk to the beach, Macintosh Island Park, Tedder Avenue and the light rail. Renowned for its luxury waterfront homes and leafy streets, it's the perfect setting for those seeking tranquillity without sacrificing convenience. Better yet, buyer's will enjoy easy access to Café de Swan, Charlie Men's Chinese Kitchen and Paradise Waters Mini-Market all of which are conveniently located within the retail precinct on the ground floor of the building.

Thoughtfully configured for relaxed coastal living, the apartment's open-plan layout connects the kitchen, living and dining to an expansive balcony that captures breathtaking water and skyline vistas - your front-row seat to golden sunsets and sparkling city lights.

#### Property Highlights:

- An oversized open-plan living area bathed in natural light, with floor-to-ceiling windows and doors spanning the full length of the lounge room;
- A beautifully renovated kitchen featuring a sleek modern design, complete with an induction cooktop, built-in stainless steel oven and microwave/steamer and a generous island bench perfect for cooking and entertaining;
- A spacious master bedroom suite boasting a contemporary ensuite, built-in wardrobe and balcony access;
- A separate internal laundry with additional storage;
- Beautiful timber-look oak flooring and new carpet in the master bedroom;
- Ducted air-conditioning and excellent cross-ventilation; and

1 BED | 1 BATH | 1 CAR

#### PRICE:

Offers Over \$825,000

#### OPEN FOR INSPECTION:

N/A

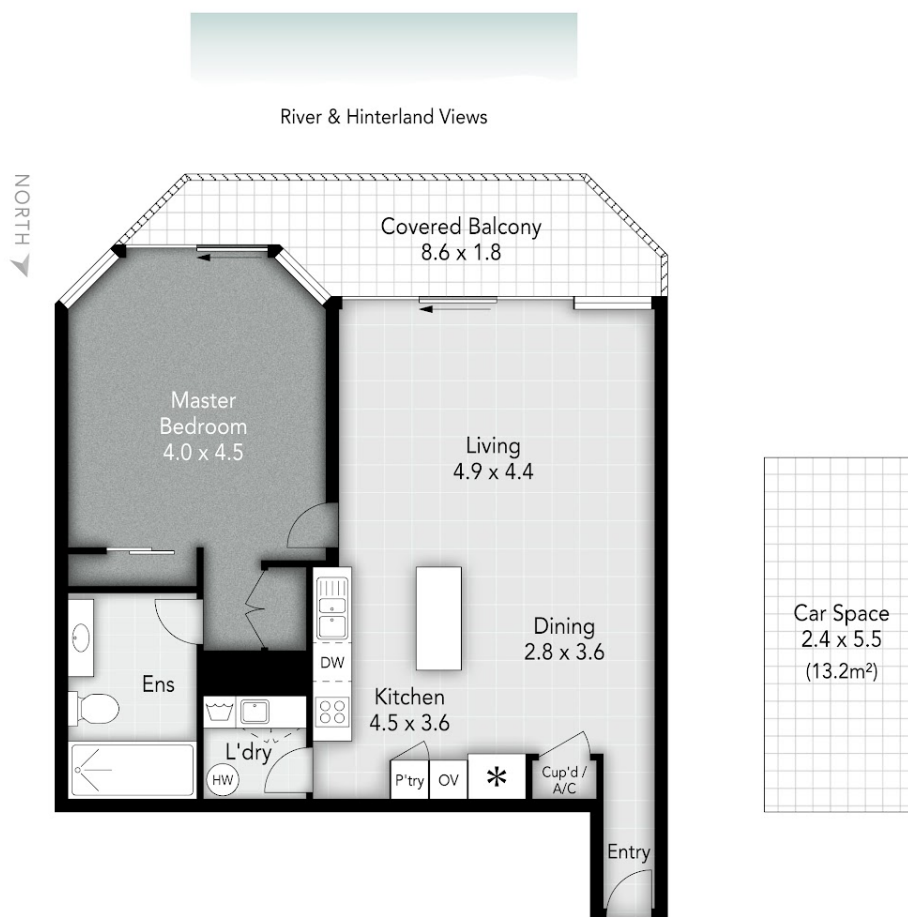


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39 / 5 Admiralty Drive  
SURFERS PARADISE

- 1 Bed
- 1 Bath
- 1 Car

Internal: 77 m<sup>2</sup>  
External: 13 m<sup>2</sup>  
**Total: 90 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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