

203/19 ALBERT AVENUE, BROADBEACH, QLD, 4218



# FOR SALE

## HUGE 300M2 APARTMENT IN THE "HEART" OF BROADBEACH, DUAL-KEY OPPORTUNITY! INVEST, LIVE OR LEASE

Exclusive, 300 square meter "ARIA" Apartment - with Separate Self - Contained Studio in the Heart of Broadbeach

Positioned just 200 metres from golden sand and surf, this sophisticated residence in the acclaimed Aria building presents a coastal lifestyle opportunity seldom found. Elegant, generous and cleverly designed, the property showcases a unique dual-living configuration complete with its own self-contained studio—perfect for extended family, guests, or an additional income stream.

From the moment you step inside, the main residence impresses with its sense of space and serenity. Open-plan living and dining zones unfold towards a sweeping, curved alfresco terrace wrapped in lush privacy planting. The gourmet granite kitchen, fitted with premium Miele appliances and ample storage, is both a functional workspace and a stylish focal point for the home.

The master suite is a peaceful retreat, featuring direct private terrace access, a large walk-in robe and a beautifully appointed ensuite. Two further bedrooms plus a study offer flexibility for family, guests or a dedicated workspace, supported by a modern main bathroom and separate laundry.

Privately separated by a secure internal foyer, the self-contained studio adds remarkable versatility. Complete with its own entry, kitchenette, bathroom, living area and outdoor terrace, it is ideal as an independent living arrangement, home office, creative studio or high-yield rental option.

Residents of Aria enjoy an enviable suite of resort-style amenities including a sparkling pool and spa, fully equipped gym, sauna and steam room, BBQ pavilion and a private cinema. With Kurrawa Beach, Oracle dining precinct, Pacific Fair and the G:link light rail all just moments away, this is the ultimate blend of luxury, location and lifestyle.

4 BED | 3 BATH | 3 CAR

PRICE:

Offers over \$2,700 000

OPEN FOR INSPECTION:

Dec 27 at 9:45am - 10:30am



Ingrid Taylor

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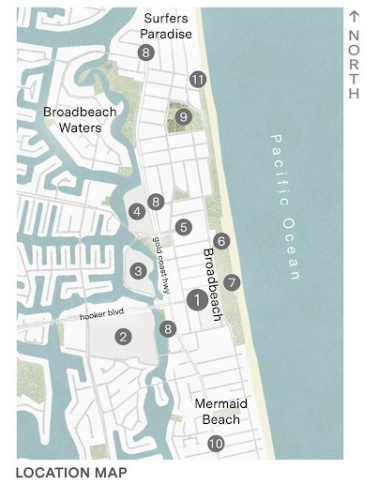
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NORTH ↙



1. Aria
2. Pacific Fair Shopping Centre
3. Star Casino | 4. Convention Centre
5. The Oasis Shopping Centre
6. Kurrawa Surf Life Saving Club
7. Pratten Park | 8. G:link Light Rail Station
9. Broadbeach Park
10. Mermaid Beach Restaurants & Cafes
11. Broadbeach to Surfers Oceanway



**Mandate**  
PROPERTIES

Aria 203/19 Albert Avenue Broadbeach

Internal 241m<sup>2</sup> | Terraces 59m<sup>2</sup>

→ 3 Bed + Studio → 3 Bath → 3 Car

Total 300m<sup>2</sup>  
Carspaces 44m<sup>2</sup>

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