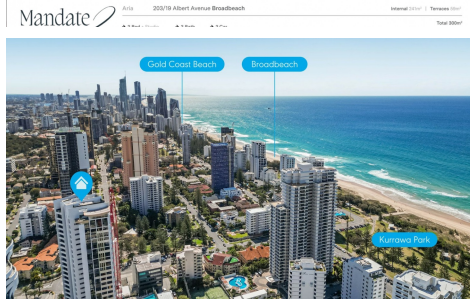


203/19 ALBERT AVENUE, BROADBEACH, QLD, 4218



# FOR SALE

## 300m<sup>2</sup> ARIA APT - SELF-CONTAINED STUDIO - LOW RISE LIVING WITH RESORT-LEVEL LUXURY

For those who love to live in the centre of it all — beach, dining, shopping and light rail just moments away — this rare 300m<sup>2</sup> dual-living residence in the prestigious Aria Broadbeach delivers extraordinary space, privacy and effortless coastal luxury.

Positioned just 200 metres from the golden sands of Kurrawa Beach, this sophisticated sky home offers a lifestyle seldom found in high-rise living. Generous in scale and cleverly designed, the apartment features a unique dual-living configuration, including a fully self-contained studio — ideal for extended family, guests, a home business or additional income.

### A Residence of Space & Serenity

From the moment you enter, the sense of scale is immediate. Expansive open-plan living and dining zones flow seamlessly to an oversized wrap-around alfresco terrace — exceptional by any apartment standard — framed by curved architecture and lush privacy planting.

The gourmet granite kitchen is both functional and refined, appointed with premium Miele appliances and extensive storage, creating a beautiful centrepiece for entertaining or everyday living.

The master suite is a peaceful retreat with private terrace access, a generous walk-in robe and a beautifully appointed ensuite. Two additional bedrooms plus a separate study provide flexibility for family living or working from home, complemented by a stylish main bathroom and full laundry.

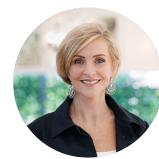
### Self-Contained Studio – Independent & Versatile

Privately separated by a secure internal foyer, the self-contained studio offers remarkable versatility. Complete with its own entry, kitchenette, bathroom, open-plan living and bedroom zone, private terrace and secure car space, it is perfectly suited for:

4 BED | 3 BATH | 3 CAR

PRICE:  
Price Adjustment - Motivated Vendor

OPEN FOR INSPECTION:  
N/A



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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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