



FOR SALE

3 BED FLOOR PLAN - OCEAN & RIVER VIEWS - PRIME COASTAL POSITION

Positioned on the 5th floor with a prized north-east aspect, Apartment 504 presents a stylish coastal residence in the heart of the Gold Coast lifestyle corridor between Broadbeach and Surfers Paradise. Offering light-filled interiors, ocean and river outlooks, and strong future upside, this is a standout opportunity in a tightly held location.

The apartment features open, sun-drenched interiors designed for space, light, and flow, with a north-east orientation providing natural light, cooling sea breezes, and elevated coastal views throughout the day.

The open-plan living and dining area flows to a private balcony—ideal for morning coffee, relaxing afternoons, or entertaining while enjoying ocean and river vistas. The well-appointed kitchen offers excellent storage and functionality for everyday living and hosting.

Accommodation includes two or three generous bedrooms, built-in robes and excellent separation for privacy. The master includes an ensuite, while the second bathroom services the second bedroom and guests, making the property ideal for owner-occupiers, holiday use, or investment.

Importantly, the apartment offers significant capital growth potential. A comparable apartment on Level 7 with the same floor plan and outlook sold at the end of 2025 for \$1.3M. Unlike that apartment, this property currently does not have the third bedroom enclosed; however, a simple, cost-effective renovation (already completed elsewhere in the building) allows conversion to a 3-bedroom layout, unlocking immediate value uplift and strong resale appeal.

Residents enjoy resort-style facilities including a swimming pool, spa, sauna, fully equipped gym, full-size tennis court, and landscaped grounds. Additional features include secure basement parking, intercom entry, lift access, and a pet-friendly building.

Ideally located moments from world-class beaches, light rail, cafes, dining, and entertainment precincts, it delivers the perfect balance of lifestyle and convenience.

Key Features:

5th floor, north-east facing with ocean & river views

3 BED | 2 BATH | 1 CAR

PRICE:

Offers Over \$1,050,000

OPEN FOR INSPECTION:

May 23 at 9:30am - 10:15am

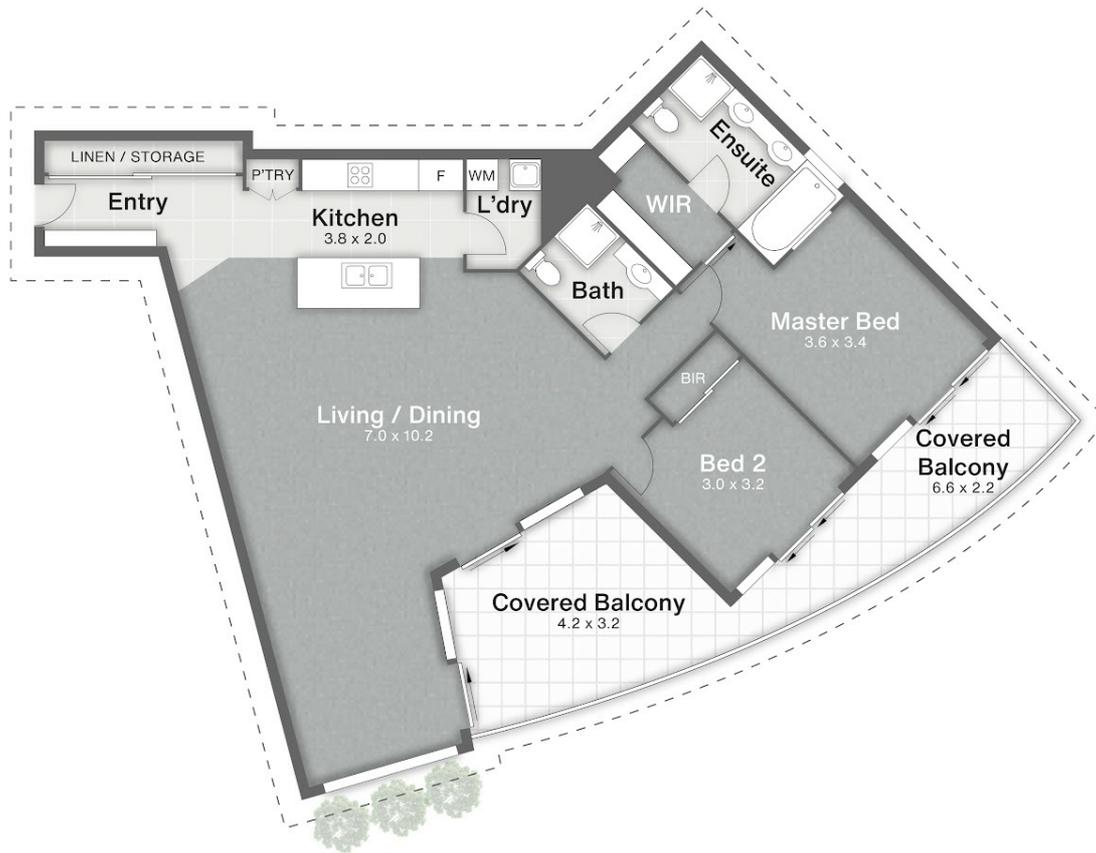


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504/18 Fern Street **SURFERS PARADISE**

2 | 2 | 145m²

Mandate
PROPERTIES

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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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