



FOR SALE

EXCEPTIONAL COASTAL INVESTMENT AWAITS IN THE HEART OF SURFERS PARADISE

Positioned for ultimate convenience, everyday essentials are right at your doorstep, including supermarkets, medical services, and a wide selection of cafés, restaurants, and nightlife.

Perched high above the coastline on the 7th Level in the heart of Surfers Paradise, this exceptional 2-bedroom residence at 2077/23 Ferny Avenue delivers a premium lifestyle with sweeping views across the river and hinterland. And a walking distance to Hota, Home of the arts and Sunday Markets. Showcasing the very best of Gold Coast living, this apartment combines comfort, convenience, and resort-style luxury in one of Australia's most iconic beachside destinations.

Step inside to discover a thoughtfully designed layout that maximises space and natural light. The open-plan living and dining area flows seamlessly, creating a welcoming environment for both relaxation and entertaining. Two generously sized bedrooms feature built-in wardrobes, while the well-appointed bathroom caters perfectly to everyday living. Air conditioning ensures year-round comfort, complemented by broadband connectivity for modern convenience.

The contemporary kitchen is equipped with quality appliances, including a dishwasher, making it equally suited for casual meals or hosting guests. From your private balcony, take in the stunning coastal outlook—an ever-changing backdrop that captures the essence of beachfront living.

Residents enjoy access to an impressive suite of resort-style amenities, including a sparkling swimming pool, outdoor spa, fully equipped gymnasium, and dedicated entertainment areas. Secure intercom entry and a remote-access garage with private parking add an extra layer of comfort and peace of mind.

Living here means embracing the lifestyle that defines the Gold Coast. The famous Surfers Paradise Beach is within easy reach, renowned globally for its golden sands and surf. The nearby Nerang River provides additional opportunities for boating and water sports, while the precinct hosts major events such as the Gold Coast Marathon. The vibrant energy of Cavill Avenue is just moments away, offering world-class dining, shopping, and entertainment options.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$845,000

OPEN FOR INSPECTION:

May 23 at 12:30pm - 1:00pm

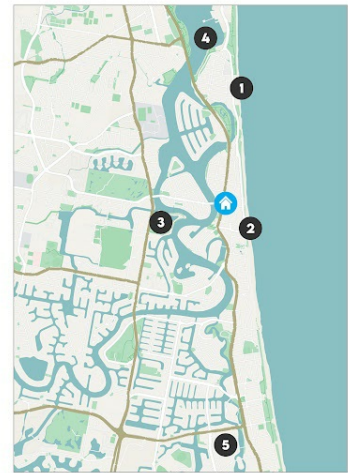


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LOCATION

- 1 | MAIN BEACH
- 2 | CAVILL AVENUE
- 3 | HOTA, HOME OF THE ARTS
- 4 | SOUTHPORT SPIT
- 5 | PACIFIC FAIR SHOPPING CENTRE

2077/23 FERNY AVENUE, SURFERS PARADISE



Internal: 70m² | External: 10m² | Total: 80m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.