



# FOR SALE

## NORTH EAST FACING RENOVATED STUDIO WITH OCEAN AND SURFERS CITY SKYLINE VIEWS

Located in Ocean Pacific - one block back from the famous, gorgeous and popular Surfers Paradise beach this immaculately presented fully furnished unit is move in ready and available for a quick settlement.

Live in as an owner occupier, air bnb - great returns and income with excellent history, holiday let or put in a permanent long term tenant if you wish. No hotel management style restrictions like others in the area or limited length of stay which provides the ultimate in flexibility to combine lifestyle with income.

Light, bright and fresh with a trendy and modern kitchenette and stylish renovated bathroom makes this an excellent entry level first home or investment.

Open plan it sleeps 4 with a generous queen size bed and a fold out sofa bed for visitors or guests and relax and enjoy the large balcony perfect to have a glass of wine at the end of the day or read a book in the sun in the morning.

Perfect location in the heart of Surfers walking distance to amazing restaurants and cafes, world class shopping and entertainment. Take advantage of the light rail and bus transport and ideal for those who love to walk or have e bikes or scooters.

There is no car space/park with this unit but many of the other owner occupiers utilise 4 viable parking options in the immediate vicinity.

High demand and a high growth area so don't hesitate to capitalise on this prime opportunity.

The outgoings for this property are as follows and please read the Form 2 in full before inspecting and seek legal advice.

Rental return is \$550 per week  
Body Corporate is \$470 per week approx - yes that is correct and not a typo due to

1 BED | 1 BATH | 0 CAR

PRICE:  
ALL OFFERS CONSIDERED

OPEN FOR INSPECTION:  
N/A



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