# 2/38 MARKWELL AVENUE, SURFERS PARADISE, QLD, 4217










# FOR SALE

## SUN, SURF, EAT, REPEAT!

Ideal Beachside Living & just steps to World-Renowned Surfers Paradise Beach!
Location! L O C A T I O N! Location!
Positioned in one of the Gold Coast's most sought-after locations, this bright, spacious and private apartment offers the ultimate coastal lifestyle. Nestled in a quiet pocket of Surfers Paradise, you will enjoy the best of both worlds—just moments from the golden sands of Surfers Paradise Beach, the vibrant dining and entertainment precinct, and the trendy cafés and boutiques of Isle of Capri and easy access to the Light Rail.
Set within a boutique complex of only eight apartments, this light-filled first-floor residence spans the full depth of the building, allowing for exceptional natural light, cooling cross breezes, and a wonderful sense of space.
Whether you are looking for your next home, a beachside holiday retreat, or a smart investment, this is an opportunity not to be missed.

Features You will Love:
* Located in the highly sought after Benowa State High School & Surfers Paradise State School (Junior School) catchments
* Low Body Corp fees
* App 78m2 of space
* Boutique complex of just 8 apartments
* Two generous, bright and airy bedrooms
* Spacious open-plan living and dining area filled with natural light
* Large modern kitchen with excellent storage and a rear door leading to the back staircase, creating fantastic airflow
* Private and secure east-facing balcony—perfect for enjoying the morning sunshine and ocean breezes
* Apartment spans the full depth of the building with windows to both front and rear
* Two-plus tandem car spaces conveniently located directly underneath the apartment
* Quiet yet incredibly central location

Leave the car at home and enjoy an easy stroll to:
* World-famous Surfers Paradise Beach
* Cavill Avenue shopping, restaurants and entertainment
* Light Rail Station
* Isle of Capri cafés and dining precinct

## 2 BED | 1 BATH | 2 CAR

PRICE:
Make an offer!

OPEN FOR INSPECTION:
N/A



**Audrey Goetz**
**0412148078**
audrey@atrealty.com.au
https://www.audreygoetzproperties.com

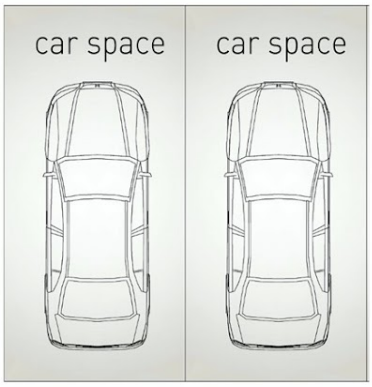
# 2/38 Markwell Avenue, **Surfers Paradise**

2 | 1 | 3

internal: **72 m²** | external: **6 m²** | total: **78 m²**

@realty
Audrey Goetz 0412 148 078




REAL IMAGE MEDIA

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

**Audrey Goetz**
**0412148078**
audrey@atrealty.com.au
https://www.audreygoetzproperties.com.au/

Audrey Göetz PROPERTIES | @realty