

Sold

Unit 1302/70 Remembrance Dr, Surfers Paradise



## MORE PROPERTIES WANTED !!!! MORE PROPERTIES WANTED !!!! HEAPS OF BUYERS READY TO PURCHASE

Enjoy amazing sunrises and sunsets from the 13th floor of Surfers Plaza.

Super convenient central Surfers Paradise location. Everything you need is close.

As the new owner you could..

- Live in the property and enjoy the beautiful sunsets and premium location.
- Rent it out to a permanent tenant for \$750 per week.
- Run it as short term accommodation (Airbnb/Booking.com) for over \$200 per night.

This property has been operating very successfully as Airbnb/Booking.com short stay accommodation.

Very popular Guests love the views and the central location.

Estimated income is around \$65,000 - \$70,000 a year. Typically over 90% occupancy.

- Location and proximity to very popular places on the GC
- Less than five minutes walk from all of the cafes, bars and restaurants of Cavil Avenue.
- Less than seven minutes walk to the beach.

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Price SOLD for \$465,000

Property Type Residential

Property ID 6138

### AGENT DETAILS

Jason Akermanis - 0490214584

### OFFICE DETAILS

Ascot

Unit 1 146 Racecourse Rd Ascot,  
QLD, 4007 Australia

0490 214 584



- Only a few minutes drive away from the Brand New HOTA gallery and Arts precinct.

- Coles, Woolworths and the Surfers Paradise light rail station are all minutes away

This spacious 72sqm apartment features floor to ceiling glass windows and a brand new bathroom.

There is a study nook with a sliding mirrored door that can be used as an office or second bedroom.

Comes fully furnished so you can start living in or accepting long and short stay guests right away.

The apartment features

- 1 Master Bedroom, 1 Bathroom
- 1 Additional room that could be used as study, office or kids room
- 24 hour Access to secure onsite parking
- Floor to ceiling glass windows.
- Spectacular canal and district views.
- Brand new luxury Bathroom/laundry with washing machine dryer and bath tub.
- Comes fully furnished with all appliances.
- Includes Dishwasher, Fridge, Microwave, Cook top, Wall Oven, Washing Machine, Dryer.
- Powerful new split system air conditioner.
- Ceiling Fans.

The building features

- Large recently renovated lobby.
- Gas heated swimming pool. Swim all year round.
- Outdoor BBQ area.
- Private pontoon that can be used for fishing and boat pickup/drop offs.
- Newly renovated Spa/Sana Room on level 3 with city views.
- Access to on site undercover parking.
- A super convenient central Surfers Paradise location.

Approximate Outgoings

RATES: \$38 per week

WATER: \$30 per week

BODY CORP FEES: \$144 per week

Buyers Please Note:

No car space on the title but plenty of onsite parking available.

Surfers Plaza body corporate leases the under cover car park next door.

The cost of the lease is included in your body corporate fees.

As an owner you and your guests have exclusive access to the car park via a security fob.

The vendor has requested that all offers are to be presented in writing and encourages offers to be made for his consideration !!!!

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