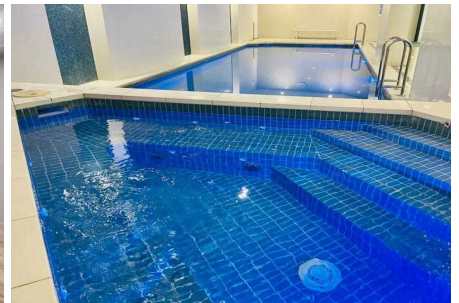
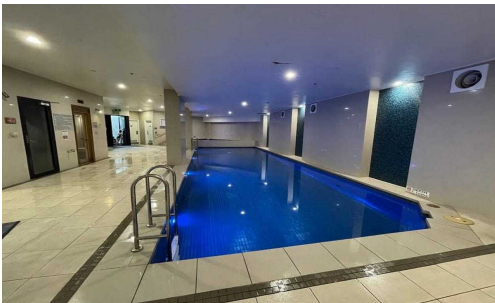


FOR SALE



1207/22 Surf Parade, Broadbeach

2 2 1

Step into coastal living with this gorgeous two-bedroom apartment nestled on the 12th level of the esteemed 'Sierra Grand' building. Boasting breathtaking panoramic vistas of the Hinterland, Canals, Ocean, and City Skyline, this residence offers an unparalleled lifestyle experience.

Price: Offers over \$799,000

View: remax.com.au/property-details/21318868

Andrew Hickey

M 0412 917 928

Upon entering, natural light floods the entire space, illuminating the interiors and highlighting the stunning hinterland and canal views. The heart of the home, the open-plan living and dining area, seamlessly flows onto the large balcony-a serene oasis where mornings are greeted by breathtaking ocean sunrises

**RE/MAX Property Centre,
Broadbeach Waters**

and evenings are savoured with mesmerising Gold Coast sunset views over the hinterland. As a bonus you can watch the boats travelling along the canals whilst enjoying the light sea breeze across your balcony.

The kitchen is practical and well equipped, featuring ample bench space, a convenient microwave nook, and electrical appliances, including a dishwasher, oven, 4 burner and rangehood, all of which are rarely used and in excellent condition. Adjacent to the kitchen lies the laundry room, ensuring practicality meets convenience seamlessly.

Both bedrooms boast floor-to-ceiling windows, mirrored built-in robes and plenty of space, with the master bedroom offering the added luxury of an ensuite. Both bedrooms have Ocean views south over Mermaid Beach.

Key Features:

- 2 bedrooms, 2 bathrooms
- 1 secure designated car park (#112)
- South-facing apartment on the 12th level, offering mesmerizing views
- Master bedroom with ensuite
- Spacious open-plan living and dining area
- Ducted air conditioning throughout
- Pet-friendly building (subject to body corporate approval)
- Exceptional rental returns for investors
- Vacant possession
- Option to purchase furnished, semi-furnished or unfurnished

Building Amenities:

- Expansive outdoor resort pool and spa
- Indoor heated pool and spa
- Sauna and steam rooms
- Fully equipped gymnasium
- Outdoor BBQ area with plenty of dining
- Full-size tennis court
- In-house theatre
- Owners' balcony
- Meeting area/internet kiosk
- Robust sinking fund ensuring peace of mind
- Direct access to restaurants
- Mantra onsite management

Location-wise, it

<https://www.remaxpropertycentre.com.au/>

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