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QLD Coast Realty Weekly Newsletter

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OPEN HOME

Saturday 9th September 10:15am - 10:45am

2103/4 Wairoonga Place, SURFERS PARADISE 4217
1 Bed / 1 Bath / 1 Car

Imagine yourself perched high above ground level gazing out over the magnificent waterway in your spacious and ultra-modern abode.

This one bedroom plus study offers the perfect opportunity to buy into a stunning architecturally designed residential only building that comes with a host of impressive facilities including; heated pool and spa, gym, sauna, BBQ area and cinema room.

As you enter the apartment you will notice how well the space has been used to foster in natural light and create an open and comfortable living area. The kitchen is fitted out with stone bench

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waterway as the living area, while the bathroom oozes luxury with beautiful benchtops, spa and shower.

The central location of the Avalon Apartments means that everything you need in Surfers Paradise is within walking distance. While it's positioning in between Broadbeach and the Southport CBD directly on the light rail line offers great convenience, not to mention the beach is only a 500 metre walk away.

For more information and to avoid missing out email Blake Emblem at blake@qldcoastrealty.com.au, or call 0405 700 557 and Dave Emblem at dave@qldcoastrealty.com.au or call 041 4643 733.

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UNDER CONTRACT
1408/22 Surf Parade 'Sierra Grand', BROADBEACH
4218
1 Bed / 1 Bath / 1 Car

First Home Buyer wanting to get in the market at a great price, Young 30 or 40 something wanting to live in the heart of it all including cafes, restaurants, light rail, Retired 60 something wanting all the services and shops, or a Holiday Investor wanting a place to come to with the beach and everything you can imagine on your holidays all within two blocks.

Location:

Broadbeach cosmopolitan hub with its cafes, restaurants, bars and shops all only minutes away. Stylish shopping, dining and entertainment options at the redeveloped Pacific Fair Shopping Centre and Jupiter's Hotel and Casino and Gold Coast Convention Centre. Perfectly positioned for use of public transport having the convenience of the G-Link light rail system to take you anywhere from downtown Broadbeach all the way through Surfers Paradise beach strip and Southport, the new University Hospital and Griffith University, and of course the Commonwealth Games.

Facilities:

Premium facilities including gym, in-house theatre, full size tennis court and large heated indoor and outdoor swimming pools, spas, sauna and steam room.

Views and Beach just minutes away:

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Definitely the best value for money real estate in Broadbeach!

For more information email Blake Emblem at blake@qldcoastrealty.com.au, or call 0405700557 and Dave Emblem at dave@qldcoastrealty.com.au or call 0414643733.

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UNDER CONTRACT
68/30 Sportsman Avenue, MERMAID BEACH 4218
2 Bed / 1 Bath / 1 Car

For first home buyers, downsizers, and investors this two bedroom Mermaid Beach Villa is an opportunity not to be missed.

Enjoy the spoils that come with the Mermaid Beach lifestyle. This means a morning swim or walk along the beach before drying off and taking your pick from the countless coffee and breakfast options available to you.

Any trips in the car won't need to be long with Pacific Fair, The Star Casino and the Broadbeach dining and entertainment precinct only 5 minutes away or if public transport is your preferred method of travel you are in luck with the Gold Coast Hwy just a 200 metre walk, where for the time being buses can get you where you need to go however there is also possibility of the proposed stage 4 Light Rail extension.

The villa has a large main bedroom with ample wardrobe space downstairs that leads into the bathroom. While the very large upstairs loft/second bedroom comes with A/C and would be perfect to rent out or to house family or friends when they come up to visit. Another great aspect to this property is a the undercover porch area that is surrounded by greenery and is a great place to sit a relax after a long day.

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Nobby's Outlook Resort On The Gold Coast Fetches \$23.75 Million

Nobby's Outlook Resort has sold to a Melbourne investor for \$23.75 million following strong interest from Queensland and international developers.

The auction attracted a large crowd with 17 registered bidders. Offers to buy the resort, comprising 46 units on a 7284 sq m site, dates as far back as the late '80s property boom.

The sale of the 1970s property came about due to a \$4 million repair bill that pushed many owners into the market.

Queensland-based developer Sunland offered \$40 million for Nobby's Outlook in 2010 but were forced to walk away from the deal after one apartment owner held out. This led the body corporate to obtain a court order, abolishing the community titles scheme to make way for a sale.

The Melbourne-based buyer has so far remained anonymous, and has given no confirmation towards what is planned for the site. The Australian reported that the buyer had plans to refurbish and restore the two-storey property.

The property was sold unconditionally, though a three storey limit under the Gold Coast Town Plan currently limits development potential. It is likely the two-storey building will be restored and refurbished.

Colliers International agent Darrell Irwin said, "We just don't get the sites of this scale normally put under the hammer. This is Colliers International's biggest auction sale nationally in the last two years."

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