LJ Hooker Coomera
The Hub5/90 Days Road,
UPPER COOMERA QLD 4209

10/2964 Gold Coast Hwy, Surfers Paradise, QLD 4217 **Auction**

Apartment 3 2 1









Renovation Opportunity - Top Floor, Two-Storey, North/West F

Open for Inspection

By Appointment.

No onsite visitor Parking - To inspect park in Aubrey or Thornton Street and cross at the lights
Rare Renovation Opportunity - Top Floor Corner Apartment | Clarendon Building
This property is being sold by Auction.
Here it is. The opportunity astute buyers and savvy investors have been waiting for.
One of only sixteen apartments in the boutique and tightly held Clarendon building, this top-floor North/West facing residence is offered as a genuine blank canvas - ready to be transformed into something truly spectacular. The bones are exceptional, the location is irreplaceable, and the upside is virtually limitless.
Unobstructed, never-to-be-built-out Main River views, three separate balconies, and a position so perfectly elevated above the river you feel as though you're right on top of it. Pontoon access means you could be fishing before breakfast.
The location needs no work whatsoever. A short stroll to one of the Gold Coast's most breathtaking patrolled beaches and the iconic Northcliffe Surf Club, with Harris Farm Markets, trendy cafï¿½s, fine dining, and boutique shopping all within easy reach. The G:Link light rail and bus are right at your doorstep.

* 3 Bedrooms
* 2 Bathrooms
* 1 secure car space
* Complex Pool
* Any or All buyer building inspections to take place on Tuesday 16th of June from 4pm-5pm

Bring your vision. In a building this boutique and a location this coveted, finished apartments are fiercely sought after and rarely relinquished.
This property is being sold by Auction. Buyers with vision will move fast. Don't miss it.

This property is being sold by auction or without a listed price, no price guide can be provided. Any price range shown on this website is for filtering purposes only and does not represent a formal appraisal or valuation.

Disclaimer: The information in this listing has been prepared in good faith, but its accuracy cannot be guaranteed. Prospective buyers are encouraged to conduct their own due diligence and seek independent advice before making any decisions.
Where any discrepancy exists between this material and the Form 2 Seller Disclosure Statement, the Form 2 will take precedence.

Listed By
Richard Graves
Phone: (07) 5585 7888
Mobile: 0431 409 134

Listing Number: 3548658

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.