

12806/3113 Surfers Paradise Boulevard , Surfers Paradise,
QLD 4217

\$725,000 – Bargain

Unit 1  1  1 



Stylish 28th Floor Apartment – City, Hinterland & River View

Discover an exceptional opportunity in the heart of the Surfers Paradise.

This beautifully positioned 1 bedroom, 1 bathroom + study apartment offers a blend of resort style living and investor appeal. Perched in an elevated position, this apartment showcases views across the city skyline, river, the lush hinterland, and ocean glimpse, creating an impressive outlook from dawn through to dusk.

Beautifully presented throughout, the residence boasts a modern open-plan design, premium finishes, and expansive floor-to-ceiling windows that fill the apartment with abundant natural light. Ideally situated only a short stroll from the famous beaches of Surfers Paradise, the property offers convenient access to renowned restaurants, lively entertainment, boutique retail, and the G light rail. Its sought-after location provides an exceptional coastal lifestyle while also supporting strong investment and rental potential.

As a resident of Hilton Surfers Paradise, you'll have exclusive access to an outstanding range of resort-style amenities, delivering the comfort and luxury of a genuine five-star residential experience.

Key Features:

- 1 Bedroom + study apartment
- 28th floor with, city skyline, ocean glimpse and hinterland views
- Open-plan living and dining
- Modern kitchen with quality appliances
- One secure basement car space
- Ideal for owner-occupiers or investors
- Rental income from on site managers - \$45,000 (Rates, Water and Body Corporate have not been taken off)
- Body Corporate \$3,512.81 every 4 months
- Council Rates \$2,632.06 per half year
- Last Water Bill was \$348.41 for the quarter

Building Amenities:

- Four swimming pools including indoor heated pool, outdoor lap pool, adults only pool with bar and children's splash/wading pool

Listed By

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