

2/12 Markwell Ave, Surfers Paradise, QLD 4217

Sold - 3/09/2025

Unit 2/12 1



## Beachside Investment Opportunity

This is a rare opportunity to secure a piece of prime real estate in world-famous Surfers Paradise, just 125m from the beach and offering unbeatable value! Whether you're a savvy investor or a first-home buyer ready to add value, this ground-floor unit ticks all the boxes.

Set in a boutique block and offering future development potential, the location alone makes this a standout investment. Enjoy the best of beachside living with shops, restaurants, and entertainment just steps away.

### Property Features:

- 2 Bedrooms with Built-in Robes
- Open Plan Lounge & Kitchen
- Ground Floor, Sunny North-East Aspect
- Off-Street Parking
- Just 125m to the Beach
- Short Walk to Shops, Cafes, and Light Rail

### Additional Details (Approx.):

- Body Corporate Fees: \$82.00 per week
- Rental Appraisal Available on Request
- Unimproved Capital Value: \$1,850,000 (Land)
- 25% lot entitlement

This beachside gem won't last long. With strong growth potential and a blue-chip location, it's the perfect opportunity to secure your future.

### Open for Inspection

By Appointment.

### Listed By

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