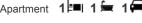
## 2504/4 Wahroonga Pl, Surfers Paradise, QLD 4217

Apartment 1 = 1 = 1 = 1 = 1 = 1









\$850,000+









Rare High Floor Opportunity - Stylish Upgrade

Start your 2025 in style with this executive styled 25th level 1 bedroom + study apartment. The apartment features upgraded finishes compared to standard 1 plus study apartments in the complex and amazing views from its north facing position on the Rivers edge in central Surfers Paradise.

**Open for Inspection** 

By Appointment.

The apartment will appeal to buyers with executive taste with its sleek modern design throughout in this residential only boutique complex Avalon Apartments located only 600 metres\* to the beach and less than 100 metres\* to the best in shopping, dining and entertainment. (\*approx.)

Rare opportunity to secure this executive styled 25th level 1 + study apartment.

- Stylish kitchen with stainless steel appliances and breakfast bar
- Gold Star Body Corporate Low Body Corporate Fees!
- Spacious open plan design
- Large north facing balcony with spectacular river and city skyline views
- Bedroom with walk in wardrobe which leads through to large study area
- Hide-away laundry, loads of cupboard space throughout
- Boutique residential building (only 6 units per floor with no holiday letting)

Enjoy the high potential rental returns and low body corporates in this near new Sunland designed boutique residential building which features a massive inground pool, spa, sauna, gym, BBQ, conference area's and cinema.

**Listed By** 

**Bob Rollington** Phone: (07) 5592 4100 Mobile: 0411 427 311

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Listing Number: 3462021