803/40 The Esplanade , Surfers Paradise, QLD 4217   **$650,000**

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The Sands - Affordable Beach Pad in the heart of town

What a position right on the front! This spacious 1 bedroom unit, situated on the 8th floor with amazing ocean views facing North East, has been priced to sell.

Unit 803 is located in the Esplanade wing of The Sands, right on the front with fantastic ocean views. This spacious apartment is a perfect investment or a great place to call home. Featuring a large open-plan living area, a gigantic sun-drenched balcony, and a separate bathroom with plenty of room to move, this is the perfect beach pad.

The old cliche Position Position Position...The Sands is an iconic, centrally located Surfers Paradise beachfront property, complete with a tropical pool and entertaining area and of course the beach is right across the road. Additionally, the property offers the advantage of future redevelopment potential. With two street frontages, access to Orchid Avenue, and facing the Esplanade, it's right in the heart of Surfers Paradise. This spacious, well-appointed 1 bedroom unit is a perfect investment property, offering possible future redevelopment potential, or you can enjoy the lifestyle it offers with an excellent long-term tenant in place. Don't delay - an inspection is guaranteed to impress.

- The Sands - Iconic Central Surfers Paradise Beachfront location
- 8th floor spacious 1 bedroom unit
- Esplanade wing with amazing ocean view
- Northeast aspect, outstanding investment
- Tropical pool, private and secure
- Secure onsite car space
- Two street frontages in the centre of town
- Esplanade frontage with access to Orchid Avenue
- Future redevelopment potential, 4001sqm block
- Leased at $650 per week till August 2025
- Body Corporate $1,748.80 per quarter
- Rates $2,177.43 per half year
- Water $372.15 per quarter

Don't delay as this property has been priced to sell

Open for Inspection

By Appointment.

Listed By
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